

\$725,000 - 69 Fox Run, Barrie

MLS® #40762788

\$725,000

5 Bedroom, 2.00 Bathroom, 1,825 sqft
Multi-family on 0.10 Acres

BA05 - West, Barrie, Ontario

UPDATED LEGAL DUPLEX IN WEST BARRIE - PRIME INVESTMENT WITH LASTING VALUE IN A HIGH-DEMAND LOCATION! Welcome to this outstanding registered legal duplex in West Barrie, offering an exceptional investment opportunity with steady rental income and strong long-term value. Ideally located within walking distance to schools, parks, public transit and the Lampman Lane Community Centre with sports fields, community gardens and a splash pad - plus just minutes to Highway 400, downtown Barrie's shops and services, and the beautiful Kempenfelt Bay waterfront - this property offers exceptional convenience and lifestyle appeal. Enjoy a welcoming front yard with a charming lounge deck, along with a private fully fenced backyard featuring an elevated deck and patio framed by mature trees for added privacy. Inside, the upper level showcases a bright open-concept living and dining area with a newer bay window, a practical kitchen with pantry storage, three spacious bedrooms, and a modernized 4-piece bath with updated tiling, vanity, toilet, and taps. The lower unit offers two generous bedrooms, a full kitchen with a newer electric stove, a 4-piece bath and a large rec room highlighted by a cozy natural gas fireplace and walkout to the backyard patio. Both units enjoy separate entrances and laundry facilities for convenience and privacy. Recent updates to the roof, gutters, deck boards, and hot water heater provide peace of mind, while efficient



forced-air gas heating and central air add to the property's overall appeal. With its desirable location, thoughtful updates, and versatile layout, this is a rare opportunity to add a low-maintenance, income-generating property to your portfolio! (id:6289)

Built in 1984

Essential Information

Listing #	40762788
Price	\$725,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,825
Acres	0.10
Year Built	1984
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	69 Fox Run
Subdivision	BA05 - West
City	Barrie
Province	Ontario
Postal Code	L4N5L6

Amenities

Amenities	Park, Public Transit, Schools
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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Listing information last updated on October 20th, 2025 at 11:46am PDT