

\$709,000 - 4297 Huronia Road, Orillia

MLS® #40763638

\$709,000

5 Bedroom, 2.00 Bathroom, 1,909 sqft

Single Family on 0.44 Acres

SE53 - Rural Severn, Orillia, Ontario

Welcome to 4297 Huronia Road – ideally situated on a border road between Severn and North Orillia. This home offers a peaceful, nature-filled retreat with the convenience of nearby amenities just minutes away. This raised bungalow features 3 bedrooms and a full bathroom on the main level, along with 2 additional bedrooms and 3-piece bathroom on the lower level, providing flexible living arrangements. The bright, open-concept main floor includes a functional kitchen, dining area, and living room, with a walkout to a large raised deck. This outdoor space seamlessly extends the living area, making it a favourite gathering spot for relaxation or entertaining, and it's also hot tub ready for those who enjoy unwinding. With no neighbours to the east or west, you can take in both sunrise and sunset views, while the partly treed property offers privacy and a serene green backdrop. The fenced and gated yard is perfect for children and pets. Lovingly maintained by the same owner for 20 yrs, the home has seen thoughtful updates. Architectural shingles were installed in 2020, while recent practical improvements in 2024 and 2025 include five new windows, a new well pump and tank, and fresh paint throughout much of the home. The property also features a new furnace & air conditioning system, along with updated appliances such as a stove & dishwasher. Additional enhancements include new lighting and ceiling fans, refinished kitchen cabinets, refreshed bathroom flooring, new carpet in the



primary bedroom, and nearly new carpet throughout the remainder of the upper level (completed in 2020/2021). The lower level offers 2 bedrooms, a 3-piece bath combined with laundry, and a spacious family room – an ideal setup for multi-generational living or a legal duplex conversion (zoning approved). 4297 Huronia Road offers the best of both worlds: a tranquil, private sanctuary with the convenience of nearby amenities. It is truly a must-see to appreciate everything this property has to offer. (id:6289)

Built in 1986

Essential Information

Listing #	40763638
Price	\$709,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,909
Acres	0.44
Year Built	1986
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	4297 Huronia Road
Subdivision	SE53 - Rural Severn
City	Orillia
Province	Ontario
Postal Code	L3V0G6

Amenities

Amenities	Golf Nearby, Place of Worship, Public Transit
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Crushed stone driveway, Sump Pump
Parking Spaces	3

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove, Water softener, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office One Percent Realty Ltd. Brokerage



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 11:31pm PDT