

\$659,000 - 173 Shannon Street, Orillia

MLS® #40764812

\$659,000

4 Bedroom, 3.00 Bathroom, 2,082 sqft

Single Family on 0.00 Acres

South Ward, Orillia, Ontario

Welcome to 173 Shannon Street in beautiful Orillia! This raised bungalow offers over 2,000 square feet of versatile living space, perfect for families, multi-generational households, or savvy buyers seeking income potential. With 3 spacious bedrooms on the main floor and an additional bedroom in the fully finished walk-out basement, there is room for everyone. Enjoy 2 full bathrooms and a convenient half bath designed for everyday comfort. Step into the heart of the home a stunning open-concept kitchen complete with modern updates, quartz countertops, a large island for gathering, and sleek stainless steel appliances. The bright and airy layout is perfect for entertaining or enjoying cozy family nights. The lower level features a separate entrance walk-out, creating an ideal setup for a mortgage helper or in-law suite. New furnace and A/C installed in 2024 for peace of mind, and the hot water tank is owned no rentals here! Enjoy your mornings on the newer renovated upper privacy deck or unwind in the fully enclosed lower screened in patio area. The fenced yard offers safety and privacy, perfect for kids and pets. Located under a 5-minute walk to Lake Simcoe's stunning waterfront, you will love the proximity to parks, trails, and beaches. With public transportation on the street and quick access to Highway 12, commuting is a breeze. This move-in ready property is more than a home it is a lifestyle. Whether you're an investor, commuter, or a growing family, 173 Shannon Street has



everything you've been searching for!
(id:6289)

Essential Information

Listing #	40764812
Price	\$659,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,082
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	173 Shannon Street
Subdivision	South Ward
City	Orillia
Province	Ontario
Postal Code	L3V7B6

Amenities

Amenities	Beach, Marina, Park, Public Transit, Schools
Utilities	Cable, Natural Gas, Telephone
Features	Paved driveway, Sump Pump
Parking Spaces	2

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Washer, Microwave Built-in, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
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Exterior Features Landscaped

Listing Details

Listing Office EXP Realty Brokerage



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