

# \$639,000 - 438 Forest Avenue S, Orillia

MLS® #40768460

**\$639,000**

4 Bedroom, 2.00 Bathroom, 1,231 sqft  
Single Family on 0.13 Acres

South Ward, Orillia, Ontario

STEPS TO LAKE SIMCOE, BEAUTIFULLY UPDATED, & READY TO ENJOY - YOUR NEXT CHAPTER STARTS HERE! Welcome to this well-maintained home nestled in one of Orillia's most sought-after, family-friendly neighbourhoods. Enjoy a prime location within walking distance to Moose Beach, parks, restaurants, a recreation centre, schools, shopping, and a local library, with a municipal dock and public boat launch just down the road for added lakeside convenience. You're only 5 minutes from downtown Orillia for even more amenities and waterfront fun, with quick access to Highway 12 making commuting a breeze. The private, fully fenced backyard offers a patio and natural shade from mature trees - perfect for kids, pets, and outdoor entertaining - while the oversized driveway provides plenty of parking for family and guests alike. Inside, the open-concept main floor includes a bright living room with front yard views, a modern remodelled kitchen, and a dining room with a walkout to the patio. The upper level features three spacious bedrooms and a full 4-piece bathroom, while the refinished basement adds valuable living space with a fourth bedroom, a 3-piece ensuite, and a sunlit living room with above-grade windows. Major updates have been completed for added peace of mind, including the roof, furnace, A/C, hot water tank, and electrical panel, and the carpet-free interior is finished with durable, low-maintenance flooring throughout. Offering



flexible closing to suit your needs, this home is a great fit for multi-generational families, investors, or first-time buyers eager to settle into their #HomeToStay! (id:6289)

Built in 1973

**Essential Information**

Listing #	40768460
Price	\$639,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,231
Acres	0.13
Year Built	1973
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	438 Forest Avenue S
Subdivision	South Ward
City	Orillia
Province	Ontario
Postal Code	L3V4A1

**Amenities**

Amenities	Beach, Hospital, Marina, Place of Worship, Schools
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

**Interior**

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

**Exterior**

Exterior	Brick, Vinyl siding
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Foundation

Poured Concrete

## Listing Details

Listing Office

RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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