

\$1,300,000 - 1020 Rivers Edge Drive, West Montrose

MLS® #40769224

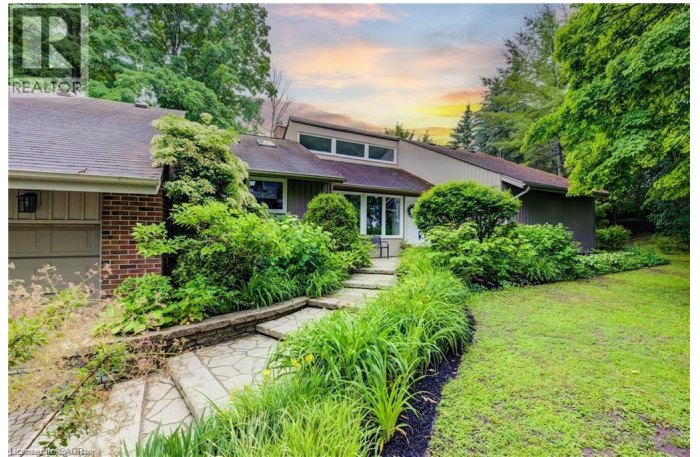
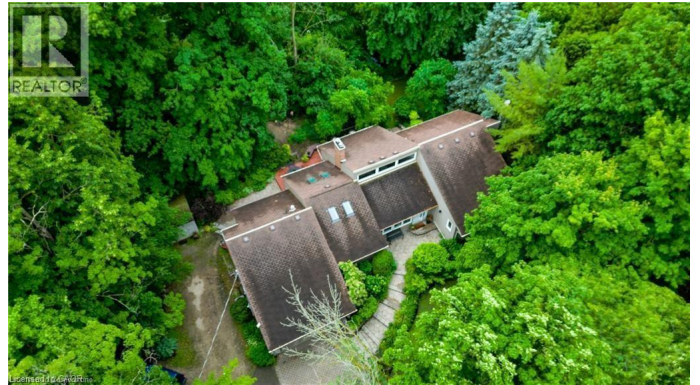
\$1,300,000

6 Bedroom, 3.00 Bathroom, 3,162 sqft

Single Family on 0.75 Acres

553 - St Jacobs/Floradale/W.Montrose, West Montrose, Ontario

Secluded on 0.75 acres in picturesque West Montrose, this custom-built bungalow offers the perfect balance of privacy and convenience, just minutes from the iconic covered bridge. A wooded hillside wraps the back and sides of the property, creating a natural sanctuary where neighbours are a distant presence. Professionally designed landscaping, fieldstone walkways, and an expansive rear deck provide elegant spaces to enjoy the peaceful setting and abundant wildlife. Inside, warm solid oak flooring flows through the main level, complementing three cozy carpeted bedrooms and two full baths. Cathedral ceilings and a glowing gas fireplace add light and warmth to the living room, while large replacement windows and an updated patio door flood the home with natural light and frame tranquil views. The chef's kitchen, crafted by Casey's, is a culinary showpiece with high-end finishes, gas range, and custom stainless farmhouse sink. The updated main bath features quartz finishes, quality tilework, and an air-jet tub for a spa-like soak. The finished lower level adds exceptional versatility, with a laminate-floored rec room and gas stove, family room, three additional bedrooms/flex spaces, a remodeled 3-piece bath with walk-in shower, and a convenient walk-up to the garage—offering ideal potential for an in-law suite. This home is ideally suited to multigenerational family living. This property is perfectly situated near water



activities and the 45-km Kissing Bridge Trail, and is centrally located between Kitchener-Waterloo, Guelph, Elmira, and Fergus-Elora”just 40 minutes from Highway 401. Don’t miss the opportunity to experience this private West Montrose retreat!
(id:6289)

Built in 1980

Essential Information

Listing #	40769224
Price	\$1,300,000
Bedrooms	6
Bathrooms	3.00
Square Footage	3,162
Acres	0.75
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1020 Rivers Edge Drive
Subdivision	553 - St Jacobs/Floradale/W.Montrose
City	West Montrose
Province	Ontario
Postal Code	N0B2V0

Amenities

Amenities	Airport, Golf Nearby, Hospital, Place of Worship, Schools, Ski area
Utilities	Natural Gas
Features	Paved driveway, Crushed stone driveway, Skylight, Country residential, Automatic Garage Door Opener, Private Yard
Parking Spaces	10
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Microwave, Oven - Built-In, Refrigerator, Satellite Dish, Water softener, Washer, Range - Gas, Microwave Built-in, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped

Listing Details

Listing Office RE/MAX SOLID GOLD REALTY (II) LTD.



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Listing information last updated on October 28th, 2025 at 2:01am PDT