

\$600,000 - 6 Walker Avenue, Orillia

MLS® #40771579

\$600,000

4 Bedroom, 2.00 Bathroom, 1,733 sqft

Single Family on 0.21 Acres

West Ward, Orillia, Ontario

BEAUTIFULLY UPDATED BRICK BUNGALOW MINUTES FROM LAKE COUCHICHIING WITH BRIGHT LIVING SPACES & A FAMILY-FRIENDLY LAYOUT!

Welcome to this charming all-brick, move-in ready bungalow nestled on a generous in-town lot in one of Orillia's most desirable family-friendly neighbourhoods. Perfectly positioned within walking distance to schools, parks, dining, and transit, this home is also just minutes from downtown Orillia, where you will find shops, restaurants, a recreation centre, entertainment, and the scenic waterfront of Lake Couchiching with its marinas, trails, Couchiching Beach, the Rotary Aqua Theatre, and picturesque shoreline parks. Offering fantastic curb appeal with a freshly painted front deck, awning, and driveway, this home also boasts a fully fenced backyard retreat with mature trees, a spacious covered deck, garden beds, a storage shed, and plenty of green space for outdoor enjoyment. Inside, a sunlit living room with oversized windows flows into the dining room and updated kitchen, featuring sleek cabinetry, accent lighting, a tiled backsplash, and newer appliances including a built-in microwave and dishwasher. A walkout to the back deck creates effortless indoor-outdoor living. The main level includes three generously sized bedrooms and a beautifully updated 4-piece bath with a deep soaker tub, modern vanity and faucet, an upgraded mirror, and contemporary lighting, with fresh paint throughout for a fresh,



contemporary feel. The finished lower level provides incredible versatility with an additional bedroom, a rec room with a kitchenette, a private office or den, and a large laundry and storage area, presenting excellent in-law suite potential. With updated exterior GFCI outlets for peace of mind and quick access to Highways 11 and 12 for easy commuting, this #HomeToStay offers comfort, versatility, and lifestyle in one exceptional package! (id:6289)

Built in 1968

Essential Information

Listing #	40771579
Price	\$600,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,733
Acres	0.21
Year Built	1968
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6 Walker Avenue
Subdivision	West Ward
City	Orillia
Province	Ontario
Postal Code	L3V6G7

Amenities

Amenities	Beach, Golf Nearby, Hospital, Marina, Park, Schools, Shopping
Parking Spaces	6

Interior

Appliances	Dishwasher
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 1
Has Basement Yes

Exterior

Exterior Brick

Listing Details

Listing Office RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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