

\$625,000 - 7442 Wellington Road 109, Arthur

MLS® #40773043

\$625,000

4 Bedroom, 3.00 Bathroom, 2,606 sqft

Single Family on 0.45 Acres

70 - Rural Wellington North, Arthur, Ontario

Affordable Country Living with In-Law Suite
Welcome to 7442 Wellington Road 109, a charming country property just outside of Arthur with easy access to both Arthur and Palmerston. Set on nearly half an acre, this bungalow offers the perfect balance of comfort, space, and functionality. The main floor features three bedrooms and two bathrooms, including a primary ensuite. A bright eat-in kitchen, formal dining room, and spacious living room provide plenty of room for everyday living and entertaining. Practical touches like a pantry and main floor laundry make this home suitable for every stage of life. Step outside to enjoy a large backyard with endless possibilities – space for gardening, play, or simply relaxing in the fresh country air. Whether you are hosting summer barbecues on the upper deck, hanging laundry on the line, or storing your toys and tools in the generous outbuildings, there is something here for everyone. The fully finished lower level offers a self-contained in-law suite with its own entrance. Complete with a full kitchen, bedroom, bathroom, and laundry, it is ideal for multigenerational living. A cozy fireplace, walkout to a private patio, and additional storage make this space comfortable and inviting for anyone. And for that extra peace of mind a back up generator will keep the lights on and water flowing all the time. With more than 2,600 square feet of finished living space, natural gas heating, central air, and a drilled well, this property represents excellent value



for those looking to enter the country market.
Come and discover why this home is the ideal
blend of rural living, family space, and lifestyle
flexibility. (id:6289)

Built in 1974

Essential Information

Listing #	40773043
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,606
Acres	0.45
Year Built	1974
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	7442 Wellington Road 109
Subdivision	70 - Rural Wellington North
City	Arthur
Province	Ontario
Postal Code	N0G1A0

Amenities

Utilities	Electricity, Natural Gas
Features	Backs on greenbelt, Crushed stone driveway, Country residential, Sump Pump, In-Law Suite
Parking Spaces	10

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Gas stove(s)
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty (Team Branch)
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