

\$749,000 - 52 Roth Street, Angus

MLS® #40775431

\$749,000

4 Bedroom, 2.00 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

ES10 - Angus, Angus, Ontario

Welcome to this beautifully maintained raised bungalow with in-law potential, offering the perfect blend of comfort, space, and convenience. The bright, open-concept main floor features a spacious kitchen overlooking the dining area with a walkout to the rear deck - ideal for entertaining. A large living room with a striking bay window floods the space with natural light. The main level includes three generous bedrooms, including a primary suite with direct access to a semi-ensuite bathroom. Downstairs, the fully finished basement - with a separate entrance - boasts a massive family room with a cozy gas fireplace, a fourth bedroom, a 3-piece bathroom with heated floors, and plenty of storage. This home is fully plumbed for natural gas, including a BBQ hookup on the back deck. The oversized, fully fenced backyard backs directly onto Leclair Park, offering serene views and no rear neighbours. A detached, insulated shop equipped with a heat pump, 30-amp service, heating, and air conditioning provides the perfect space for hobbies, a workshop, or additional storage. Conveniently located within walking distance to schools, shopping, trails, and town amenities, and just a short drive to Base Borden, Alliston, and Barrie - this home has it all. Dont miss your chance to make it yours! (id:6289)

Built in 1986

Essential Information



Listing #	40775431
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,140
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	52 Roth Street
Subdivision	ES10 - Angus
City	Angus
Province	Ontario
Postal Code	L3W0G7

Amenities

Amenities	Golf Nearby, Park, Public Transit, Schools, Shopping
Features	Conservation/green belt, Paved driveway
Parking Spaces	4

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Keller Williams Experience Realty Brokerage
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