

# \$479,900 - 7 Albany Avenue, Orillia

MLS® #40776128

**\$479,900**

2 Bedroom, 1.00 Bathroom, 688 sqft

Single Family on 0.11 Acres

West Ward, Orillia, Ontario

Welcome to 7 Albany Avenue â€” a modern bungalow masterpiece in the heart of Orillia! This stunningly updated home proves you can have it all: style, comfort, and unbeatable location. Designed to impress, itâ€™s the perfect fit for first-time buyers, professionals, retirees, or small families seeking an effortless lifestyle without compromise. From the moment you arrive, the curb appeal will sweep you off your feetâ€”lush landscaping, a private patio oasis, and a detached garage with abundant parking set the stage for outdoor living at its finest. Step inside to discover a bright, contemporary interior that feels both fresh and timeless, offering a functional flow that adapts beautifully to your lifestyle. And the best part? A full unfinished basement, bursting with potential and ready for you to create the dream space youâ€™ve always wantedâ€”think home theatre, gym, office, or family retreat. Situated in one of Orilliaâ€™s most desirable neighbourhoods, youâ€™re steps away from top schools, parks, transit, the hospital, and every amenity imaginable. Here, convenience meets comfort in the most spectacular way. 7 Albany Avenue isnâ€™t just a homeâ€”itâ€™s a lifestyle upgrade. Perfect for first-time buyers or anyone ready to move in, unpack, and start living the dream today! (id:6289)

Built in 1940

## Essential Information



Listing #	40776128
Price	\$479,900
Bedrooms	2
Bathrooms	1.00
Square Footage	688
Acres	0.11
Year Built	1940
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	7 Albany Avenue
Subdivision	West Ward
City	Orillia
Province	Ontario
Postal Code	L3V2T2

### Amenities

Amenities	Hospital, Playground, Public Transit, Schools
Utilities	Cable, Electricity, Telephone
Features	Private Yard
Parking Spaces	5
Parking	Detached Garage
# of Garages	1

### Interior

Interior Features	Ceiling fans
Appliances	Dryer, Refrigerator, Washer, Microwave Built-in
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

### Exterior

Exterior	Aluminum siding
Foundation	Block

### Listing Details

Listing Office	Painted Door Realty Brokerage
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Listing information last updated on October 12th, 2025 at 9:16pm PDT