

\$619,900 - 35 Ashburton Crescent, Essa

MLS® #40781848

\$619,900

4 Bedroom, 2.00 Bathroom, 1,955 sqft

Single Family on 0.20 Acres

ES10 - Angus, Essa, Ontario

CORNER LOT ANGUS GEM WITH BASEMENT SUITE POTENTIAL & ROOM TO GROW! Welcome to this charming detached bungalow nestled on a quiet street in a tranquil Angus neighbourhood, surrounded by lush forest, parks, and walking trails. Enjoy being just minutes from the Angus Recreation Centre, public library, Base Borden, community gardens, schools, and a shopping plaza including a daycare, with the downtown core only five minutes away. Outdoor enthusiasts will love the easy access to Barrie's Kempenfelt Bay waterfront, Wasaga Beach, and Snow Valley Ski Resort for year-round adventure and amenities. Set on a spacious corner lot, this home boasts an oversized driveway with ample parking, a fully fenced backyard with a patio, gazebo, garden beds, and three garden sheds for seamless outdoor living. Inside, the well-maintained main floor features bright, generous principal rooms, including a sun-filled living room with a large bay window, an open dining area, and a functional kitchen with a walkout to the backyard. Three comfortable bedrooms and a full 4-piece bath provide comfort for the whole family. The finished lower level offers exceptional flexibility with a large rec room, additional bedroom, den, 3-piece bath with laundry, and a kitchen area - ideal for in-law suite potential thanks to a separate entrance from the backyard. Don't miss your chance to make this move-in ready #HomeToStay yours - offering exceptional



space, unbeatable convenience, and
incredible value in a thriving community!
(id:6289)

Built in 1973

Essential Information

Listing #	40781848
Price	\$619,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,955
Acres	0.20
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	35 Ashburton Crescent
Subdivision	ES10 - Angus
City	Essa
Province	Ontario
Postal Code	L0M1B0

Amenities

Amenities	Park, Place of Worship, Schools
Features	Country residential, Gazebo, Sump Pump
Parking Spaces	6

Interior

Appliances	Central Vacuum, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Metal
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Foundation

Poured Concrete

Listing Details

Listing Office

RE/MAX Hallmark Peggy Hill Group Realty Brokerage



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