

# \$718,000 - 119 Wagner Crescent, Essa (angus)

MLS® #N12455530

**\$718,000**

3 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

Angus, Essa (angus), Ontario

Welcome to 119 Wagner Crescent, an upgraded, move-in-ready townhome in Angus sought-after 5th Line Lancaster community. The bright, open-concept main floor delivers seamless flow across kitchen, dining, and living spaces with 9' ceilings, stylish laminate, a sleek white subway tile backsplash, stainless steel appliances, and crisp California shutters, freshly painted in 2024 for a clean, modern look. A front-door camera adds everyday peace of mind. The fully finished basement (2022) expands your lifestyle with water-resistant vinyl flooring, a versatile kitchenette/bar, and a convenient 2-pc bath with rough-in for a shower perfect for movie nights, guests, or a teen retreat. Along with the basement is the private den, ideal for office, studio or guest use. Step outside to the 2022 backyard deck with enclosure and glass panels, creating an all-season, low-maintenance outdoor lounge. Upstairs, the primary suite is a private retreat overlooking open fields (no rear neighbours) with a spa-inspired ensuite featuring dual sinks and a walk-in shower. Two additional bedrooms and a full bath complete the level, plus a main-floor powder room for guests (4 baths in total). On a school bus route for streamlined pick-ups and drop-offs. Location checks every box: minutes to everyday amenities, schools, parks, and scenic walking trails along the Nottawasaga River; approx. 15 minutes to Barrie for commuting, dining, and shopping. Modern style, smart upgrades, security, and privacy



this is the turnkey townhome you've been waiting for. (id:6289)

**Essential Information**

Listing #	N12455530
Price	\$718,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	119 Wagner Crescent
Subdivision	Angus
City	Essa (angus)
Province	Ontario
Postal Code	L0M1B6

**Amenities**

Features	Sump Pump
Parking Spaces	3
Parking	Garage
# of Garages	1

**Interior**

Appliances	Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

**Exterior**

Exterior	Vinyl siding
Lot Description	23 x 119.8 FT
Foundation	Concrete

**Listing Details**

Listing Office

SUTTON GROUP KINGS CROSS INC.



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