# \$615,000 - 28 Grove Street E, Barrie (wellington)

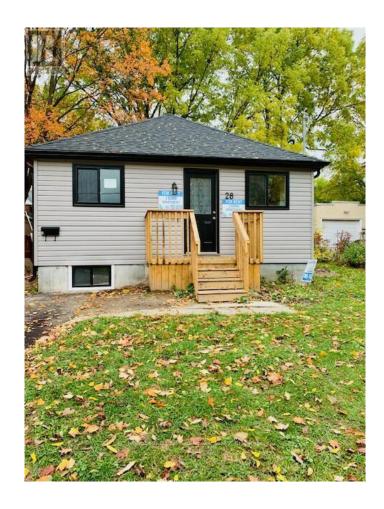
MLS® #S12158918

### \$615,000

5 Bedroom, 2.00 Bathroom, Single Family on 0.00 Acres

Wellington, Barrie (wellington), Ontario

Discover the incredible potential of this legal duplex, a beautifully maintained bungalow featuring a finished lower level. This is your golden opportunity as either an investor or a first-time home buyer seeking a reliable "mortgage helper." Imagine living in one unit while effortlessly renting out the other! This property has undergone a stunning transformation, entirely renovated in 2020 with top-notch updates including a new roof, shingles, insulation, drywall, flooring, vinyl siding, plumbing, electrical systems, furnace, and windows. Both modern bathrooms and kitchens have been luxuriously upgraded, complete with brand-new appliances. Ideally situated close to schools, public transit, and parks, this home is not just a place to live; it's a smart investment in your future. The upper unit will be available to move in as of September 1, 2025, presenting you with the fantastic opportunity to enjoy your new home while the lower unit contributes to your mortgage payments. Don't miss out on this exceptional opportunity! Buyers seeking a "Mortgage Helper"Living in one unit and renting the other. Completely renovated in 2020 -Updated from top to bottom, including Roof, Shingles, Insulation, Drywall, Flooring, Vinyl Siding, Plumbing, Electrical, Furnace, Windows, Modern Bathrooms and Kitchens, and Appliances. Close to Schools, public transit, and Parks. The Upper Unit will be vacant as of September 1, 2025, ready for you to move in and have the lower unit help pay



#### **Essential Information**

Listing # \$12158918 Price \$615,000

Bedrooms 5
Bathrooms 2.00
Acres 0.00

Type Single Family

Sub-Type Freehold
Style Bungalow

# **Community Information**

Address 28 Grove Street E

Subdivision Wellington

City Barrie (wellington)

Province Ontario
Postal Code L4M2N7

#### **Amenities**

Amenities Schools, Public Transit, Park

Utilities Cable, Electricity, Sewer

Features Level lot, Flat site, Sump Pur

Parking Spaces 2

Parking No Garage

#### Interior

Appliances Dryer, Two stoves, Washer, Two Refrigerators

Heating Natural gas Forced air

Cooling None

# of Stories 1

Has Basement Yes

#### **Exterior**

Exterior Vinyl siding
Lot Description 57 x 112.5 FT

Foundation Block





## **Listing Details**

Listing Office

Johnston & Daniel Rushbrooke Realty





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Listing information last updated on October 29th, 2025 at 7:46am PDT