

# \$839,900 - 297 Matchedash Street N, Orillia

MLS® #S12303506

**\$839,900**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Welcome to this lovingly maintained raised bungalow, with over 3,000 sq.ft. of finished living space, nestled on a park-like lot in Orillia's desirable North Ward. Just steps from Hillcrest Park, Couchiching Golf Club, and a short walk to downtown Orillia, and the beautiful waterfront, this spacious home offers an ideal setting to raise a family. Cherished by the same family since its construction in 1974, this home has been thoughtfully expanded and updated over the years. The main floor features three bedrooms, a warm and inviting oak kitchen with ample cabinetry, a bright breakfast room with walkout to the deck, and a 4-piece bath. Hardwood floors flow throughout, adding warmth and character. In 2005, a stunning addition was completed, creating a sun-filled family room with vaulted ceilings and a striking stone woodburning fireplace. The addition also includes a luxurious primary suite with a 4-piece ensuite featuring a soaker tub and separate shower, along with direct access to the rear deck and serene, fenced backyard surrounded by mature shade trees and garden beds. The fully finished basement offers a level walk-in from the side yard, making it ideal for an in-law suite. It includes a fourth bedroom, office, rec room, 3-piece bath, abundant storage, and a workshop area. The original single garage was converted into additional living space but still retains a 1010 x 116 garage/storage area, with the potential to be restored to its full 23' depth if desired. This is a rare opportunity to own a well-loved home



in one of Orillia's most established  
neighbourhoods! Don't miss your chance to  
make it yours. (id:6289)

### Essential Information

Listing #	S12303506
Price	\$839,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

### Community Information

Address	297 Matchedash Street N
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V4W1

### Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior	Brick, Vinyl siding
Lot Description	61.9 x 130.7 FT
Foundation	Block

## Listing Details

Listing Office Century 21 B.J. Roth Realty Ltd.



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