

\$574,998 - 11 39th Street S, Wasaga Beach

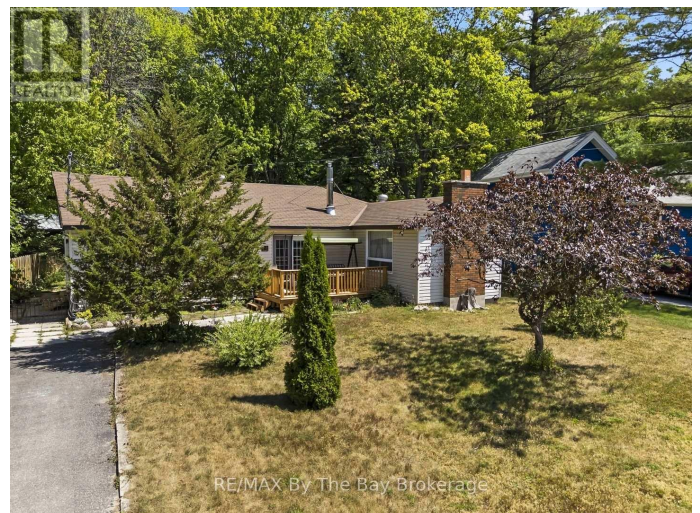
MLS® #S12307079

\$574,998

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

Welcome to your slice of paradise just an 8-minute stroll to the sandy shores of Beach Area 5! Set on a rare 67 x 205 deep lot, this charming bungalow offers over 1,300 sq. ft. of living space and a lifestyle that blends relaxation, functionality, and unbeatable location. Start your mornings on the welcoming front deck, the perfect place for coffee and sunshine. Inside, the open-concept layout seamlessly connects the kitchen, dining, and living areas - ideal for entertaining or cozy nights in. The kitchen features stainless steel appliances, generous cabinetry, and a warm, inviting flow. Stay comfortable year-round with a gas fireplace and a secondary electric fireplace, and enjoy easy maintenance with carpet-free flooring throughout. This 3-bedroom, 1-bath home has been thoughtfully maintained with key updates including a new furnace in 2024, Roof 2012 and windows replaced approximately 12 years ago. Step out back and be wowed by the expansive private backyard surrounded by mature trees and offering endless possibilities for play, gardening, or peaceful afternoons in the shade. You'll also find two bonus buildings: a 10 x 10 hydro-equipped art studio and an 8 x 12 cedar Bunkie with hydro, perfect for guests, a home office, or creative workspace. Located within walking distance to the YMCA and a public school, this property checks every box - space, charm, and location! Oversized lots like this are hard to come by in such a prime beachside area, don't miss your chance to



own a rare gem at a great price. (id:6289)

Essential Information

Listing #	S12307079
Price	\$574,998
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	11 39th Street S
Subdivision	Wasaga Beach
City	Wasaga Beach
Province	Ontario
Postal Code	L9Z1S2

Amenities

Amenities	Beach, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Flat site, Carpet Free
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	67.8 x 205 FT
Foundation	Block

Listing Details

Listing Office RE/MAX By The Bay Brokerage



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