

# \$569,900 - 89 Andrew Street S, Orillia

MLS® #S12338977

**\$569,900**

3 Bedroom, 2.00 Bathroom,  
Multi-family on 0.00 Acres

Orillia, Orillia, Ontario

Legal Duplex containing 1-Bedroom & 2-Bedroom units that would be ideal for income or extended family. This legal duplex offers a bright and spacious 1-bedroom unit and a 2-bedroom unit, both with high ceilings and modern finishes. Renovated in 2017, updates include but not limited to, plumbing, wiring, hydro services (separate for each unit and the common area), insulation, drywall, kitchens, bathrooms, flooring, and windows. The roof was re-shingled in 2022. The property also boasts a reinforced foundation and repointed brickwork completed during the 2017 renovations. Key Features: Legal Duplex: Fully fire coded with sprinklers in the basement for added safety. Tenant Amenities: Coin-operated laundry, keyless entry to common areas, and separate hydro meters for each unit and the common area. Modern Updates: Updated kitchens, bathrooms, flooring, and windows; roof resingled in 2022. A blend of historical charm and modern features, with high ceilings and vintage details. Whether you're looking for an income property, a great investment opportunity, or a home for extended family, this duplex offers both comfort and peace of mind. (id:6289)



## Essential Information

Listing #	S12338977
Price	\$569,900

Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Multi-family

### Community Information

Address	89 Andrew Street S
Subdivision	Orillia
City	Orillia
Province	Ontario
Postal Code	L3V5J3

### Amenities

Amenities	Public Transit, Place of Worship, Hospital
Parking Spaces	3
Parking	No Garage

### Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior	Brick, Stucco
Lot Description	33 x 165 FT
Foundation	Stone

### Listing Details

Listing Office	CENTURY 21 B.J. ROTH REALTY LTD.
----------------	----------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 11:46pm PDT