

# \$829,900 - 4 Campbell Avenue, Oro-Medonte

MLS® #S12346144

**\$829,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural Oro-Medonte, Oro-Medonte, Ontario

Discover this fantastic opportunity in the heart of Oro-Medonte. 4 Campbell Avenue offers comfortable living in a desirable, family-friendly community. Enjoy peaceful surroundings with quick access to Barrie, Orillia, and all your daily needs. Perfect for families, first-time buyers, or anyone seeking a quieter pace of life. Full brick bungalow, in law potential. Living room with gas fireplace. Primary bedroom with 4 pc ensuite and large walk in closet. 10kw Generac back up generator. Extensive ceramics. 16' X 12' basement work shop. Large eat in main kitchen with walk out to deck with N/G for BBQ. Gated side yard with entry to garage.2 garage openers, inside entry to house. High efficiency gas furnace replaced new, March 2024. Windows done in 2013. Seller is downsizing and willing to leave some furniture. Great family neighbourhood, short walk to public shoreline on Lake Simcoe.15 minutes to Orillia and Barrie. (id:6289)



## Essential Information

Listing #	S12346144
Price	\$829,900
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	4 Campbell Avenue
Subdivision	Rural Oro-Medonte
City	Oro-Medonte
Province	Ontario
Postal Code	L0L1T0

## Amenities

Utilities	Cable, Electricity
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

## Interior

Appliances	Water Heater, Water softener, Garage door opener remote(s)
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick
Lot Description	89.9 x 175 FT under 1/2 acre
Foundation	Block

## Listing Details

Listing Office	RIGHT AT HOME REALTY
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