

\$725,000 - 69 Fox Run, Barrie (letitia Heights)

MLS® #S12362738

\$725,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Letitia Heights, Barrie (letitia Heights), Ontario

UPDATED LEGAL DUPLEX IN WEST BARRIE - PRIME INVESTMENT WITH LASTING VALUE IN A HIGH-DEMAND LOCATION! Welcome to this outstanding registered legal duplex in West Barrie, offering an exceptional investment opportunity with steady rental income and strong long-term value. Ideally located within walking distance to schools, parks, public transit and the Lampman Lane Community Centre with sports fields, community gardens and a splash pad - plus just minutes to Highway 400, downtown Barrie's shops and services, and the beautiful Kempenfelt Bay waterfront - this property offers exceptional convenience and lifestyle appeal. Enjoy a welcoming front yard with a charming lounge deck, along with a private fully fenced backyard featuring an elevated deck and patio framed by mature trees for added privacy. Inside, the upper level showcases a bright open-concept living and dining area with a newer bay window, a practical kitchen with pantry storage, three spacious bedrooms, and a modernized 4-piece bath with updated tiling, vanity, toilet, and taps. The lower unit offers two generous bedrooms, a full kitchen with a newer electric stove, a 4-piece bath and a large rec room highlighted by a cozy natural gas fireplace and walkout to the backyard patio. Both units enjoy separate entrances and laundry facilities for convenience and privacy. Recent updates to the roof, gutters, deck boards, and hot water heater provide peace of mind, while efficient



forced-air gas heating and central air add to the property's overall appeal. With its desirable location, thoughtful updates, and versatile layout, this is a rare opportunity to add a low-maintenance, income-generating property to your portfolio! (id:6289)

Essential Information

Listing #	S12362738
Price	\$725,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	69 Fox Run
Subdivision	Letitia Heights
City	Barrie (letitia Heights)
Province	Ontario
Postal Code	L4N5L6

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Dry, In-Law Suite
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Water softener, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Brick
Lot Description	43 x 109.7 FT ; 110.05x24.04x18.92x109.69x37.10 ft under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX HALLMARK PEGGY HILL GROUP REALTY
----------------	---



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 20th, 2025 at 9:16am PDT