

\$749,900 - 230 Browning Trail, Barrie (letitia Heights)

MLS® #S12374766

\$749,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Letitia Heights, Barrie (letitia Heights), Ontario

Discover 230 Browning Trail, a delightful 3+1 bedroom, 4 bathroom sanctuary that perfectly combines comfort with convenience in a scenic, private setting embraced by a large mature treed lot. Situated in a family-oriented neighborhood, this two-story abode is the quintessential backdrop for both tranquil and active lifestyles. Upon entering, you're welcomed into a generously sized, luminous foyer, *The brand new custom kitchen is meticulously crafted to suit your family's needs. The main living spaces cater to both grand and intimate gatherings, with the main floor family room providing a snug ambiance, complete with access to a seasonal 12 x 11 ft. covered screened-in sunroom. The property boasts an inground sprinkler system. Conveniently located mere minutes from Highway 400, the residence ensures easy access to vital amenities. A brief stroll takes you to local parks, a recreation center, or a water park/splash pad, offering a plethora of activities for all. Proximity to educational institutions and healthcare services, with the regional hospital/health center and a college nearby, adds to the location's appeal. A wealth of shopping and dining experiences are also within easy reach, allowing for enjoyable excursions without the hassle of long travel times. The advantage of a flexible and swift closing makes 230 Browning Trail an inviting prospect for new owners ready to create enduring memories in this sought-after community. Seize the opportunity to claim this



exceptional mix of serenity, value, and strategic location. Arrange a viewing today and embark on your new journey at 230 Browning Trail. modern conveniences ensure a hassle-free lifestyle is always at hand.

****EXTRAS**** This property is attractively priced for a quick sale and is highly appealing to both, first-time buyers and those looking to upgrade. (id:6289)

Essential Information

Listing #	S12374766
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	230 Browning Trail
Subdivision	Letitia Heights
City	Barrie (letitia Heights)
Province	Ontario
Postal Code	L4N5J7

Amenities

Amenities	Park, Public Transit, Fireplace(s)
Features	Wooded area, Irregular lot size, Flat site, Sump Pump, Sauna
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer, Garage door opener, Humidifier, Sauna, Storage Shed, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	71.5 x 129.9 FT ; IRREGULAR, AS PER DEED
Foundation	Block

Listing Details

Listing Office	RE/MAX WEST REALTY INC.
----------------	-------------------------



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 1:46pm PDT