

\$649,900 - 3820 West Canal Road, Severn

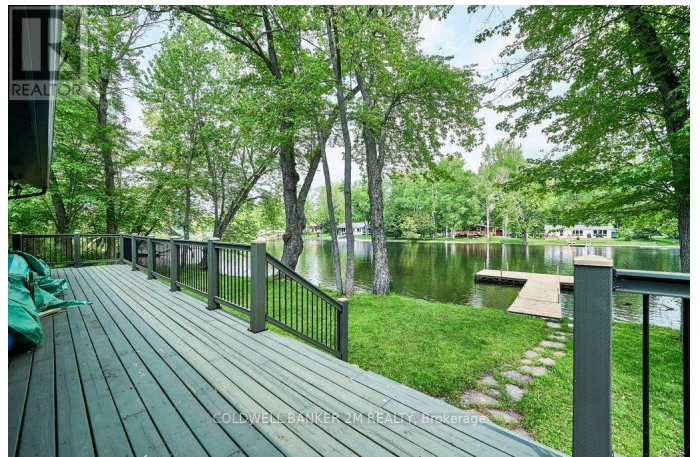
MLS® #S12384833

\$649,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Severn, Severn, Ontario

Welcome To Your Private Waterfront Retreat With Over 400 Feet Of Frontage On The Severn River, Offering Direct Access To Sparrow Lake And The Renowned Trent-Severn Waterway. This Rare, Fully Winterized, Open-Concept Bungalow Features 3 Bedrooms, 1 Bathroom, And A Spacious Family Room With A Cozy Propane Fireplace And Walkout To A Large Wraparound Deck Perfect For Enjoying Serene Water Views. The Eat In Kitchen And Laminate Flooring Throughout Add A Modern Touch, While Crown Molding And Double Closets In Each Bedroom Offer Charm And Functionality. Recent Upgrades Include A New Steel Roof, R50 Attic Insulation, New Eavestroughs And Downspouts, Four Ductless Heat Pumps For Efficient Year-Round Climate Control, Viqua UV system with two filters and A Freshly Painted Exterior. Fast Fiber Internet And A Heated Water Line Ensure Comfort And Convenience In Every Season. The Home Is On A Full Septic System And Is Ideal For Year-Round Living Or Weekend Escapes. Located At The Very End Of A Quiet Dead-End Street, The Property Offers Unmatched Privacy And Panoramic Views. All This Just 1 Hour And 45 Minutes From The GTA And Close To Highway 11, Washago, And Local Trails. A Must-See Opportunity You Wont Want To Miss! (id:6289)



Essential Information

Listing #	S12384833
Price	\$649,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	3820 West Canal Road
Subdivision	Rural Severn
City	Severn
Province	Ontario
Postal Code	P0E1N0

Amenities

Utilities	Electricity, Electricity Connected, Telephone
Features	Irregular lot size, Partially cleared, Carpet Free
Parking Spaces	4
Parking	No Garage
View	View, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment, Water Heater, Stove, Refrigerator
Heating	Propane Heat Pump
Cooling	Wall unit
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	405 x 110 FT
Foundation	Block

Listing Details

Listing Office	COLDWELL BANKER 2M REALTY
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Listing information last updated on October 20th, 2025 at 6:01am PDT