

\$639,900 - 22 Belcourt Avenue, Barrie (grove East)

MLS® #S12390396

\$639,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Grove East, Barrie (grove East), Ontario

Welcome to 22 Belcourt Avenue, a spacious family home in Barrie's sought-after Grove East community. Set on a wide 50 x 117 lot that opens to 80 feet across the back, this property offers endless opportunities for customization, updating, or full modernization, while already providing solid fundamental. Featuring just under 1,500 sq. ft. of above-grade living space plus a partially finished basement, this home has plenty of room for the whole family. The main floor offers a generous living room, separate dining area, and a bright eat-in kitchen, with newer flooring enhancing the fresh feel throughout, while inside access from the attached garage ensures everyday convenience. Upstairs, four well-sized bedrooms showcase original hardwood flooring, preserving charm and durability. The home is completed with two bathrooms, one on the main level and a full 4-piece upstairs. The basement provides a rough in for an additional bathroom along with approximately 500 sq. ft. of partially finished living area plus plenty of storage and laundry facilities, ideal for recreation space or a home office. Recent upgrades include a brand new high-efficiency furnace (installed Dec 2024) and new flooring on the main level, setting the stage for future updates to make this home truly your own. With a large private driveway offering parking for five vehicles and no sidewalks to shovel, the property balances practicality with comfort. Located in Barrie's mature east end, residents will appreciate



quick access to the waterfront, Johnsons Beach, Royal Victoria Hospital, local schools, and parks. Commuters benefit from nearby Highway 400 access, while trails, libraries, and shopping add to the convenience of this prime location. With solid bones, fresh updates, and an unbeatable location, this original-owner home offers incredible potential and a rare opportunity to invest in one of Barrie's most desirable areas. Furnace (Dec 2024) New Floors (2024) Roof (2009) (id:6289)

Essential Information

Listing #	S12390396
Price	\$639,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Belcourt Avenue
Subdivision	Grove East
City	Barrie (grove East)
Province	Ontario
Postal Code	L4M4E3

Amenities

Amenities	Hospital, Beach, Schools, Fireplace(s)
Features	Wooded area, Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Dryer, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Aluminum siding
Lot Description	50 x 117 FT ; 110.01 ftx80.02 ftx117.91 ftx50.03 ft
Foundation	Block

Listing Details

Listing Office REVEL REALTY INC.



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