

\$600,000 - 6 Walker Avenue, Orillia

MLS® #S12414296

\$600,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

**BEAUTIFULLY UPDATED BRICK
BUNGALOW MINUTES FROM LAKE
COUCHICHING WITH BRIGHT LIVING
SPACES & A FAMILY-FRIENDLY LAYOUT!**

Welcome to this charming all-brick, move-in ready bungalow nestled on a generous in-town lot in one of Orillias most desirable family-friendly neighbourhoods. Perfectly positioned within walking distance to schools, parks, dining, and transit, this home is also just minutes from downtown Orillia, where you will find shops, restaurants, a recreation centre, entertainment, and the scenic waterfront of Lake Couchiching with its marinas, trails, Couchiching Beach, the Rotary Aqua Theatre, and picturesque shoreline parks. Offering fantastic curb appeal with a freshly painted front deck, awning, and driveway, this home also boasts a fully fenced backyard retreat with mature trees, a spacious covered deck, garden beds, a storage shed, and plenty of green space for outdoor enjoyment. Inside, a sunlit living room with oversized windows flows into the dining room and updated kitchen, featuring sleek cabinetry, accent lighting, a tiled backsplash, and newer appliances including a built-in microwave and dishwasher. A walkout to the back deck creates effortless indoor-outdoor living. The main level includes three generously sized bedrooms and a beautifully updated 4-piece bath with a deep soaker tub, modern vanity and faucet, an upgraded mirror, and contemporary lighting, with fresh paint throughout for a fresh,



contemporary feel. The finished lower level provides incredible versatility with an additional bedroom, a rec room with a kitchenette, a private office or den, and a large laundry and storage area, presenting excellent in-law suite potential. With updated exterior GFCI outlets for peace of mind and quick access to Highways 11 and 12 for easy commuting, this #HomeToStay offers comfort, versatility, and lifestyle in one exceptional package! (id:6289)

Essential Information

| | |
|-----------|---------------|
| Listing # | S12414296 |
| Price | \$600,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|-----------------|
| Address | 6 Walker Avenue |
| Subdivision | Orillia |
| City | Orillia |
| Province | Ontario |
| Postal Code | L3V6G7 |

Amenities

| | |
|----------------|---|
| Amenities | Beach, Hospital, Marina, Park, Schools, Golf Nearby |
| Utilities | Cable, Electricity, Sewer |
| Parking Spaces | 6 |
| Parking | No Garage |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher, Microwave, Stove, Refrigerator |
| Heating | Natural gas Forced air |
| Cooling | Central air conditioning |
| # of Stories | 1 |

| | |
|--------------|-------------------|
| Has Basement | Yes |
| Basement | Separate entrance |

Exterior

| | |
|-----------------|---|
| Exterior | Brick |
| Lot Description | 60 x 149.9 FT ; 149.88ft x 60.00ft x 149.94ft x 60.00 ft under 1/2 acre |
| Foundation | Block |

Listing Details

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