

# \$799,000 - 64 Mabern Street, Barrie

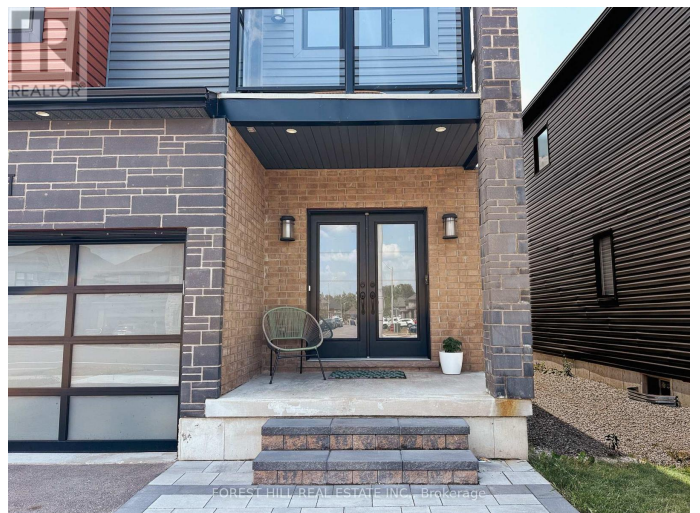
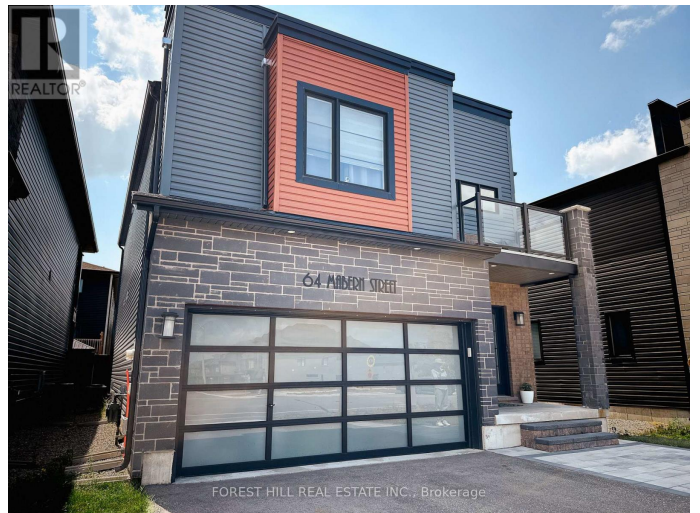
MLS® #S12437237

**\$799,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Rural Barrie Southwest, Barrie, Ontario

Welcome to 64 Mabern St, tucked in Barrie's sought-after south end. This beautifully maintained 3-bedroom plus den, 3-bathroom home offers 2,100 square feet of stylish living space with soaring 9-foot smooth ceilings throughout. Step into the impressive foyer, where high ceilings and an open-concept design create a bright, airy first impression perfect for both lively gatherings and relaxed everyday living. The spacious lot allows parking for two vehicles on the driveway, plus a two-car garage with direct access to the laundry room. This laundry space is thoughtfully outfitted with built-in cabinetry, a generous wood countertop, and a side-by-side washer and dryer for convenience and organization. The sun-filled main floor features pot lights throughout and a spacious living area combined with the dining space, creating a warm, inviting hub for both daily life and entertaining. The modern kitchen boasts stainless steel appliances, an oversized quartz island, and sleek, contemporary finishes. Upstairs, you'll find three generous bedrooms, including a spacious and private primary retreat with two walk-in closets, a 4-piece ensuite featuring double sinks and a large glass stand-up shower, plus a walk-out balcony the perfect spot for morning coffee. The second floor also offers a full 4-piece main bathroom for family or guests, as well as a versatile den with its own closet that can serve as a home office or playroom. The fully fenced backyard is ideal for children, pets, and



seasonal entertaining, complete with a large gazebo and plenty of space for summer cookouts and relaxed outdoor living. Ideally located near schools, parks, trails, shopping, and Highway 400, this home delivers the space, style, and setting for a truly exceptional lifestyle. (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | S12437237     |
| Price      | \$799,000     |
| Bedrooms   | 4             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 64 Mabern Street       |
| Subdivision | Rural Barrie Southwest |
| City        | Barrie                 |
| Province    | Ontario                |
| Postal Code | L9J0J2                 |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Park, Place of Worship, Public Transit, Schools |
| Parking Spaces | 4                                               |
| Parking        | Attached Garage, Garage                         |
| # of Garages   | 2                                               |
| View           | View                                            |

**Interior**

|            |                                                                                                                                             |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Garage door opener remote(s), Water Heater, Water purifier, Water softener, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Refrigerator |
| Heating    | Natural gas Forced air                                                                                                                      |
| Cooling    | Central air conditioning                                                                                                                    |

# of Stories 2

## Exterior

Exterior Brick, Vinyl siding  
Lot Description 37 x 91.7 FT|under 1/2 acre  
Foundation Poured Concrete

## Listing Details

Listing Office FOREST HILL REAL ESTATE INC.



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Listing information last updated on October 14th, 2025 at 12:01pm PDT