

# \$529,000 - 129 Simcoe Street, Orillia

MLS® #S12442964

**\$529,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Orillia, Orillia, Ontario

Motivated Seller - Flexible Tenant!

Welcome to this solid 3 + 1 bedroom plus den, 2-bathroom home, ideally located close to parks, schools, and the scenic waterfront. Built in 1977, this well-maintained property offers a separate entrance from the driveway to the lower level, making it perfect for multigenerational living or rental potential. The current layout features a full finished lower with a bedroom, den, and private access, offering plenty of flexibility for a growing family or the option to help offset your mortgage. The property is currently tenanted, but the tenant is extremely cooperative and can vacate with 30 days notice, ensuring a smooth transition for the new owner. This is a rare opportunity to purchase in a sought-after neighbourhood, with built-in income potential and the chance to update and make it your own. With a highly motivated seller, come see the possibilities today! (id:6289)

## Essential Information

Listing #	S12442964
Price	\$529,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold



Style                      Raised bungalow

## Community Information

Address                      129 Simcoe Street  
Subdivision                      Orillia  
City                      Orillia  
Province                      Ontario  
Postal Code                      L3V1G8

## Amenities

Amenities                      Place of Worship, Schools, Fireplace(s)  
Features                      In-Law Suite  
Parking Spaces                      5  
Parking                      No Garage

## Interior

Appliances                      Water Heater, Dryer, Two stoves, Washer, Window Coverings, Two Refrigerators  
Heating                      Natural gas Forced air  
Cooling                      Central air conditioning  
Fireplace                      Yes  
# of Stories                      1  
Basement                      Separate entrance

## Exterior

Exterior                      Brick  
Lot Description                      57.3 x 113.7 FT ; 57.29 ft x 114.19 ft x 58.39 ft x 113.57  
Foundation                      Concrete

## Listing Details

Listing Office                      Royal LePage Quest



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 12th, 2025 at 11:16pm PDT