

\$779,900 - 69 George Avenue, Wasaga Beach

MLS® #S12449960

\$779,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

Location & lot size are what set this property apart from others. 69 George Ave is just steps from Georgian Bay, minutes from Collingwood or Wasaga Beach. Set on a private 0.87-acre lot with your own treed forest, trails, flat green space, gardens & plenty of paved parking for vehicles, trailers, equipment & more!!! This 3-bedroom, 2-bath raised bungalow has an open-concept main floor with large bright windows throughout, laminate floors, freshly painted & updated lighting. The kitchen features a gas stove, ample cabinetry, excellent storage, a peninsula & overlooks the beautiful backyard. The large living & separate dining area has a walk-out to an oversized back deck, great for morning coffee. The primary bedroom offers a double closet, semi-ensuite & its own private balcony, while two additional bedrooms also feature double closets & natural light. The main floor is finished with a 4-piece bathroom. You will be pleased with the over size of each room in this home. The finished basement includes a separate entrance to the garage, a rec room with a gas fireplace & above-grade windows, a 3-piece bathroom, an office area with tile flooring, a laundry room & more storage. The large backyard is built for relaxation & entertaining with a firepit area, gardens, mature trees, a large paved patio area, a large shed, under-deck storage & potential for a pool or basketball court. A 25x30 two-car garage double deep depth perfect for workshop or extra car parking & a driveway



with space for 10 or more vehicles mean there's parking for family, friends & even your boat or RV. This well-maintained home combines practical living with incredible outdoor space in a sought-after location, making it a fantastic opportunity to enjoy everything Wasaga Beach has to offer. Just minutes from Collingwood, the beach, local trails, shopping & a short walk to Georgian Bay, your dream home awaits. Roof(2021), New Doors on Shed(2024), Deck Boards(2024). Sealed Driveway(2025). (id:6289)

Essential Information

Listing #	S12449960
Price	\$779,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	69 George Avenue
Subdivision	Wasaga Beach
City	Wasaga Beach
Province	Ontario
Postal Code	L9Z2X9

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Cable, Electricity, Water Available, Natural Gas Available, Sewer
Features	Cul-de-sac, Wooded area, Irregular lot size, Flat site, Paved yard, Sump Pump
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2

View View

Interior

Appliances	Central Vacuum, Water Heater, All, Dishwasher, Dryer, Freezer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Lot Description	0.9 Acre ; 100 x 304 x 150.75 x 314.14 ft 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office Royal LePage Real Estate Associates



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