

\$719,800 - 37 Nicholson Drive, Barrie (ardagh)

MLS® #S12472071

\$719,800

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Ardagh, Barrie (ardagh), Ontario

Income potential with this charming Brick Bungalow with Walk-Out In-Law Suite in the Heart of Ardagh Bluffs! Welcome to this spacious and sun-drenched bungalow ideally situated on a quiet, family-friendly street backing directly onto a schoolyard and just steps from Ferndale Park! This well-maintained home offers a versatile layout perfect for multi-generational living or potential rental income. The main floor features two generous bedrooms, a bright open-concept living and dining area, and a large, sun-filled kitchen with ample cabinetry and walkout to a private upper deck overlooking the serene, tree-lined school field for your own peaceful retreat. Enjoy the convenience of main floor laundry, new laminate flooring, and inside access to the garage. Downstairs, the fully finished walk-out basement offers a separate entrance to a self-contained in-law suite, complete with two additional bedrooms, a full kitchen, 4-piece bath, spacious living area, and a cozy 3-season sunroom. Located in the highly desirable Ardagh Bluffs neighbourhood renowned for its trails, top-rated schools, and easy access to shopping, parks, and Hwy 400, this is a rare opportunity to own a turn-key home in one of Barrie's most sought-after communities. (id:6289)



Essential Information

Listing # S12472071

Price	\$719,800
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	37 Nicholson Drive
Subdivision	Ardagh
City	Barrie (ardagh)
Province	Ontario
Postal Code	L4N8L7

Amenities

Utilities	Cable, Sewer
Features	Wooded area, In-Law Suite
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	12 x 33.4 M under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	CENTURY 21 B.J. ROTH REALTY LTD.
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