

\$299,900 - 875 & 869 Fourth Avenue South, Kenora

MLS® #TB253249

\$299,900

4 Bedroom, 1.00 Bathroom, 1,100 sqft

Single Family on 0.00 Acres

KENORA, Kenora, Ontario

Discover the perfect blend of character, privacy, and convenience with this charming 4-bedroom, 1-bath home on a double lot in one of Kenora's most desirable areas—just steps from Lake of the Woods. This 1,100 sq. ft. residence features a durable metal roof (2020) and a walk-in heated crawlspace for additional storage. The spacious double lot offers room to expand, with an unserviced detached structure that provides excellent potential for a workshop, garage, or guest house. The property offers 200-amp electrical service with the option to extend power if desired. Outdoors, enjoy mature fruit trees, a fenced garden, a private fire pit area, and ample parking with rear road access to 869 4th Ave S. Trails are accessible directly from the property, ideal for ATV rides, hiking, and outdoor exploration. Built on pipestone (sandstone), the foundation allows for easier future development. Included appliances and furnishings: gas range, refrigerator, dishwasher, Whirlpool washer and dryer, mini freezer, and a motorized bed frame with mattress. Located minutes from the college, shopping, and essential amenities, this home is within walking distance to the golf course, Moncrief Recreation Centre, Anicinabe Park, and local beaches. Enjoy the peaceful surroundings, friendly neighbourhood, and the comfort of having everything nearby. Property taxes \$2686.62 annually for both lots. Hydro \$101/mo. S&W \$124/mo. Natural Gas \$118/mo. (id:6289)



Essential Information

Listing #	TB253249
Price	\$299,900
Bedrooms	4
Bathrooms	1.00
Square Footage	1,100
Acres	0.00
Type	Single Family

Community Information

Address	875 & 869 Fourth Avenue South
Subdivision	KENORA
City	Kenora
Province	Ontario
Postal Code	P9N1Z9

Amenities

Utilities	Electricity, Natural Gas, Telephone
Features	Crushed stone driveway
Parking	Gravel

Interior

Appliances	Stove, Dryer, Freezer, Dishwasher, Refrigerator, Washer
Heating	Natural gas Forced air
# of Stories	2

Exterior

Exterior	Vinyl
Foundation	Wood

Listing Details

Listing Office	CENTURY 21 NORTHERN CHOICE REALTY LTD.
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