

\$249,900 - 78 Armstrong St, Vermilion Bay

MLS® #TB253253

\$249,900

2 Bedroom, 1.00 Bathroom, 860 sqft

Single Family on 1.00 Acres

Vermilion Bay, Vermilion Bay, Ontario

Charming 1 + 1 Bedroom Home on 1 Acre in the Heart of Vermilion Bay, ON Discover cozy country living in this charming 1+1 bedroom, 1-bathroom home situated on a spacious 1-acre lot in the friendly community of Vermilion Bay. Perfect for first-time buyers, retirees, or anyone seeking a quiet retreat, this property offers both comfort and affordable proximity to Eagle Lake. Step inside to find a bright and welcoming updated kitchen with newer appliances, central island plus eating area leading into the large living area or down a hallway to your oversized bedroom plus main floor bathroom. A few steps down in the raised basement you will find another bedroom, laundry room and full storage plus workbench for you projects, tools or outdoor equipment. Natural Gas furnace (2023), updated 200 Amp panel, owned HWT (2023) and newer metal roof keep the maintenance levels low. Outside, enjoy the peace and privacy of your expansive yard – ready for your trails, gazebo or future shop/garage. With mature trees and plenty of space, it's a great setting for outdoor enthusiasts or anyone who enjoys a connection to nature. Located just minutes from local shops,, less than 1km from the Vermilion Bay Government Dock and public boat launch onto beautiful Eagle Lake, this home offers the best of small-town living with convenient access to outdoor recreation including fishing, boating, and snowmobiling. Features: Cozy, low-maintenance and low monthly home expenses Great potential for



upgrades or expansion Close to schools, amenities, and lake access Year-round road access, natural gas and municipal water Whether youâ€™re looking for a peaceful year-round home, a seasonal getaway, or a smart investment, 78 Armstrong Street has all the right ingredients. (id:6289)

Built in 1960

Essential Information

Listing #	TB253253
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Square Footage	860
Acres	1.00
Year Built	1960
Type	Single Family
Style	Bungalow

Community Information

Address	78 Armstrong St
Subdivision	Vermilion Bay
City	Vermilion Bay
Province	Ontario
Postal Code	P0V2V0

Amenities

Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Crushed stone driveway
Parking	Gravel, No Garage

Interior

Appliances	Microwave Built-in, Dishwasher, Stove, Dryer, Microwave, Refrigerator, Washer
Heating	Natural gas Forced air
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Siding, Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office CENTURY 21 NORTHERN CHOICE REALTY LTD.



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