

# \$735,500 - 315 Alder Street, Orangeville

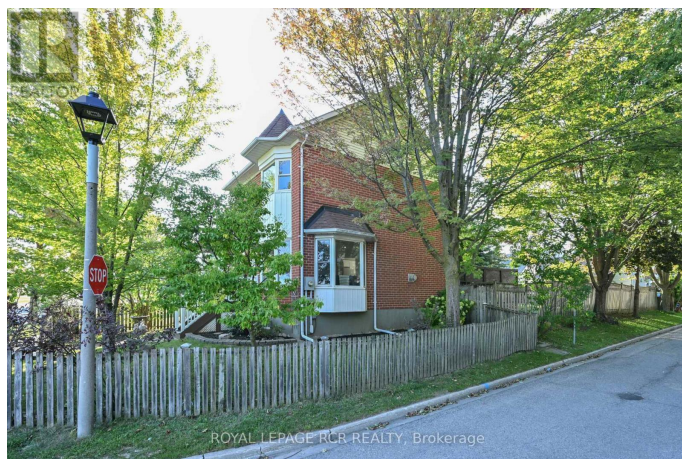
MLS® #W12394628

**\$735,500**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Orangeville, Orangeville, Ontario

Welcome Home to Comfort, Convenience, and Community Living in Orangeville's Sought-After West End! Nestled in one of Orangeville's most desirable neighborhoods, this beautiful detached 2-storey home offers a blend of functionality & comfort, perfect for families, and at the price of a townhouse. With 3 bedrooms, 2 bathrooms, a bright, welcoming main floor, a private fully fenced backyard, this charming residence is more than just a house, it's a place to call home. Location is perfect; Steps from Schools, Multiple parks and walking trails, ideal for dog walkers, runners, or leisurely weekend strolls, The Alder Street Recreation Centre, where you'll find pools, ice rinks, community events & a diverse mix of restaurants, shopping plazas, & amenities offering everything you'll need at your doorstep. One standout feature is the detached two-car garage, offering versatility as a workshop, storage space, or secure parking. An additional parking space & double gate into the backyard, makes it ideal for those who need additional parking for a camper, boat, or trailer, a unique benefit in this part of Orangeville. Step inside and immediately feel at home in the bright and welcoming main level. Natural light pours in through the large bay windows in the open concept living and dining areas with cozy gas fireplace. The eat-in kitchen offers an abundance of cupboard and counter space, and walkout to the backyard deck with gas BBQ hookup, making indoor-outdoor entertaining simple and



seamless. Upstairs, you'll find three generously sized bedrooms, each with ample closet space and bright windows. The large primary bedroom is a true retreat, spacious and airy thanks to large, sun-filled windows and the updated 4-piece bathroom features a full-sized tub and shower, an updated vanity bringing a touch of luxury to your daily routine. The home features a newer furnace, central air conditioning, and a newer roof, offering energy efficiency, comfort & reliability throughout the seasons. (id:6289)

**Essential Information**

Listing #	W12394628
Price	\$735,500
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	315 Alder Street
Subdivision	Orangeville
City	Orangeville
Province	Ontario
Postal Code	L9W4X5

**Amenities**

Amenities	Schools, Park, Place of Worship, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2

**Interior**

Appliances	Dishwasher, Dryer, Stove, Washer, Water softener, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	33.6 x 136.6 FT
Foundation	Poured Concrete

## Listing Details

Listing Office ROYAL LEPAGE RCR REALTY



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