

\$549,000 - C6 - 401 Birmingham Street E, Wellington North (mount Forest)

MLS® #X12158300

\$549,000

3 Bedroom, 3.00 Bathroom,
Single Family

Mount Forest, Wellington North (mount Forest), Ontario

Welcome to Curve Rock Condominiums a peaceful, well-kept community where comfort meets convenience. This beautifully maintained semi-detached condo bungalow offers 2+1 bedrooms, 3 full bathrooms, and a well-designed floor plan that makes daily living feel easy and relaxed. The main level is bright and welcoming, featuring hardwood flooring throughout and large windows that fill the space with natural light. The open-concept kitchen, dining area, and living room are perfect for both daily routines and entertaining. A gas fireplace adds warmth to the living room, while sliding patio doors lead to a covered back deck with a natural gas BBQ hook-up. The main floor also includes a laundry room with direct access to the single-car garage for added convenience. The spacious primary bedroom offers a walk-in closet and a private 3-piece ensuite, creating a quiet retreat at the end of the day. A second bedroom and a separate 4-piece bathroom on this level add versatility - perfect for accommodating guests, setting up a home office, or creating a cozy space for hobbies or reading. The fully finished lower level extends your living area with a spacious rec room - well-suited for relaxing, entertaining, or setting up a home theatre or games area. A third bedroom and a 3-piece bathroom offer a private, comfortable space for guests or family. Thanks to above-grade



windows, the lower level enjoys great natural light, while in-floor heating adds year-round comfort. Additional storage areas help keep everything neatly tucked away. Step out your back door and enjoy direct access to a nearby walking trail - ideal for morning strolls, quiet reflection, or a bit of fresh air without having to leave the community. Low condo fees include snow removal, lawn care, and garden maintenance - freeing you from outdoor chores and allowing you to truly enjoy the relaxed lifestyle this home offers. (id:6289)

Essential Information

Listing #	X12158300
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Type	Single Family
Sub-Type	Condominium/Strata
Style	Bungalow

Community Information

Address	C6 - 401 Birmingham Street E
Subdivision	Mount Forest
City	Wellington North (mount Forest)
Province	Ontario
Postal Code	N0G2L2

Amenities

Amenities	Hospital, Place of Worship, Park, Party Room
Features	Cul-de-sac, Wheelchair access, In suite Laundry
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE RCR REALTY



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