

# \$299,900 - 37 Veuve River Road, West Nipissing (verner)

---

MLS® #X12166301

**\$299,900**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Verner, West Nipissing (verner), Ontario

Beautiful 2.2 acre lot alongside the Veuve River which gives direct access to Lake Nipissing. Great fishing, boating, kayaking at your doorstep. This property features a wired 34' by 20' garage with loft which has recently been insulated with vapor barrier, new shingles (2023), wired for power and 3 bedrooms framed in or 2 bedrooms and spacious living space/kitchen. A newly built detached shower/bathhouse connected to the full septic system and 6" drilled well. Jump in the river on those hot summer days or relax in the newly installed (2023) above ground pool. This property has tons of potential to build your dream home or as a recreational property. Only a few minutes to all amenities in Sturgeon Falls. (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12166301     |
| Price     | \$299,900     |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

Address 37 Veuve River Road



|             |                         |
|-------------|-------------------------|
| Subdivision | Verner                  |
| City        | West Nipissing (verner) |
| Province    | Ontario                 |
| Postal Code | P0H2M0                  |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Utilities      | Electricity, Wireless, Electricity Connected, Telephone |
| Features       | Cul-de-sac, Level lot, Level                            |
| Parking Spaces | 7                                                       |
| Parking        | Detached Garage, Garage                                 |
| # of Garages   | 2                                                       |
| View           | View, River view, View of water, Direct Water View      |
| Has Pool       | Yes                                                     |
| Pool           | Above ground pool                                       |

### Interior

|              |              |
|--------------|--------------|
| Appliances   | Water Heater |
| Heating      | Other        |
| # of Stories | 2            |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Landscaped                    |
| Lot Description   | 447.4 x 306 FT 2 - 4.99 acres |
| Foundation        | Block                         |

### Listing Details

|                |                                                   |
|----------------|---------------------------------------------------|
| Listing Office | Century 21 Blue Sky Region Realty Inc., Brokerage |
|----------------|---------------------------------------------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 11:46am PDT