

\$399,999 - A - 249 4th Line E, Trent Hills

MLS® #X12172668

\$399,999

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Trent Hills, Trent Hills, Ontario

Create unforgettable family memories at this charming waterfront cottage, perfectly situated on the Trent Severn Canal between Locks 10 and 11, just 10 minutes from the heart of Campbellford. Lovingly maintained by the same family for years, this spacious retreat property is ideal for relaxing, reconnecting, and enjoying the great outdoors. The main cottage offers 2 bedrooms, a 3-piece bathroom, a cozy kitchen, a welcoming living room with a woodstove, and a sunroom that's perfect for board games or morning coffee. Recent updates include a new bathroom floor, sunroom flooring, a new deck, and a newer roof. The real highlight? A separate, rustic cabin with its own wood stove that can sleep up to 7, perfect for kids, cousins, or visiting friends. There's also a garage and woodshed for extra storage and year round convenience. The expansive, private lot offers plenty of room to play, explore, and relax. With no close neighbors and direct waterfront access, it's a safe and peaceful space for kids to run free and families to unwind. Enjoy evenings in the hot tub, roast marshmallows by the fire, or sit on the front deck and watch boats pass by on the canal. Nearby, Farris Park and scenic trails offer more opportunities for hiking, biking, and nature walks. The fishing is fantastic, the boating is top-notch, and the memories made here will last a lifetime. Fully furnished and ready to enjoy, this rare find is the ultimate family escape. The property is on leased land with Parks Canada but come see it for



yourself, you'll understand why its so special.
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Essential Information

Listing #	X12172668
Price	\$399,999
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	A - 249 4th Line E
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1L0

Amenities

Amenities	Hospital
Utilities	Electricity, Wireless
Features	Wooded area, Irregular lot size, Partially cleared, Waterway, Open space, Flat site
Parking Spaces	11
Parking	Detached Garage, Garage
# of Garages	2
View	View, View of water, River view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Hot Tub, Microwave, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Stories	1

Exterior

Exterior Vinyl siding
Lot Description 50 x 229 FT|1/2 - 1.99 acres

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY



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