

\$895,000 - 9093 County Rd 22 Road, Edwardsburgh/Cardinal

MLS® #X12181058

\$895,000

3 Bedroom, 3.00 Bathroom,
Single Family on 25.00 Acres

807 - Edwardsburgh/Cardinal Twp,
Edwardsburgh/Cardinal, Ontario

Uncover the Hidden Gem of Your Dreams in Spencerville on the Nation River. Looking for a home that ticks all the boxes? Imagine owning a beautiful property with a Nanny Suite, Waterfront views, and ample Acreage all in one place! Nestled serenely on the banks of the Nation River, this property offers a picturesque setting with a flat cleared area where you can practice your golf swing, cast a line from the dock, or cozy up by the evening fire pit. The Nanny Suite is a true retreat, complete with a Kitchenette, 3-sided Gas fireplace, Full Bath, and a private entrance leading to your own peaceful porch overlooking the riverfront. Inside the main part of the home, you'll find 3 bedrooms, 2 additional full baths, a separate Dining Room, and a Sunken Living Room with a charming wood fireplace. The updated Kitchen boasts quartz counters and a neutral decor, while the convenience of Main Floor Laundry adds to the ease of living. Venture downstairs to discover a basement with 2 separate access points, including a walk-out feature for added convenience. Outside, a large Double Garage and a massive 28 x 38-foot Workshop fully finished and insulated offer ample space for your hobbies and projects. But wait, there's more! Explore the wooded trails on the property, with room to create even more. This is not just a home it's a limitless canvas of



possibilities waiting for you to make your mark.
Don't miss out on the chance to own a slice of
paradise with endless potential! (id:6289)

Essential Information

Listing #	X12181058
Price	\$895,000
Bedrooms	3
Bathrooms	3.00
Acres	25.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9093 County Rd 22 Road
Subdivision	807 - Edwardsburgh/Cardinal Twp
City	Edwardsburgh/cardinal
Province	Ontario
Postal Code	K0E1X0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Sloping, Partially cleared, Open space, Gazebo, Guest Suite, In-Law Suite
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2
View	View, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Water Treatment, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Stories	1
Basement	Walk out

Exterior

Exterior	Vinyl siding
Foundation	Block

Listing Details

Listing Office	CENTURY 21 SYNERGY REALTY INC.
----------------	--------------------------------



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 25th, 2025 at 7:46pm PDT