

# \$1,349,900 - 23171 Talbot Line, West Elgin

MLS® #X12247832

**\$1,349,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Rural West Elgin, West Elgin, Ontario

ATTENTION AVIATION ENTHUSIASTS!!! It is extremely rare to find a parcel of land with a home, large garage/workshop 47ft x 50ft, airplane hangar 30ft x 80ft and believe it or not... a 2,300 foot Landing Strip/Runway. With a 3 bedroom home with ravine views and trails along with natural mixed bush stretching the length of the 33 acre plus property. With a location close to many amenities including Lake Erie and the many beaches along it's shoreline. Minutes from Port Glasgow, West Lorne and Rodney. Tim Horton's, Grocery Stores, Home Hardware, RONA, LCBO, Restaurants and other amenities are in close proximity. Many other uses allowed on the property if needed. Build your dream home and enjoy natures best. If you have a plane, this is the place you want. Come for a visit, you won't want to leave. (id:6289)

## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12247832     |
| Price     | \$1,349,900   |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|         |                   |
|---------|-------------------|
| Address | 23171 Talbot Line |
|---------|-------------------|



|             |                  |
|-------------|------------------|
| Subdivision | Rural West Elgin |
| City        | West Elgin       |
| Province    | Ontario          |
| Postal Code | N0L2C0           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Beach, Fireplace(s)                                  |
| Features       | Wooded area, Rolling, Backs on greenbelt, Open space |
| Parking Spaces | 15                                                   |
| Parking        | Attached Garage, Garage                              |
| # of Garages   | 2                                                    |

### Interior

|                 |                 |
|-----------------|-----------------|
| Heating         | Wood Forced air |
| Cooling         | None            |
| Fireplace       | Yes             |
| # of Fireplaces | 2               |
| Has Basement    | Yes             |

### Exterior

|                 |                                 |
|-----------------|---------------------------------|
| Exterior        | Brick Veneer                    |
| Lot Description | 656.6 x 2400.1 FT 25 - 50 acres |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | ROYAL LEPAGE TRILAND REALTY |
|----------------|-----------------------------|



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