

\$849,000 - 170 Stickel Street, Saugeen Shores

MLS® #X12250477

\$849,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Saugeen Shores, Saugeen Shores, Ontario

Welcome to this well-appointed back split that offers a perfect mix of comfort, style, and smart upgrades for modern living. This spacious and functional home features four bedrooms with brand new carpeting, and has been thoughtfully updated from top to bottom. The main living room showcases beautiful new hardwood flooring, while the lower-level family room is finished with updated laminate flooring, providing distinct yet cohesive spaces for entertaining and relaxation. A gas fireplace adds warmth and charm, while upgraded bathrooms offer a fresh, modern feel. The kitchen is both practical and inviting, featuring a gas cook stove, added cupboards for extra storage, and convenient access to the backyard deck where a gas BBQ hookup makes outdoor dining effortless. Additional features include window treatments throughout, a newly installed pergola with a cement patio, and a 10' x 10' shed with hydro and a metal roof perfect for storage or a workshop. Tech-savvy upgrades include LED lighting added to several switches and security cameras at the front, back, and doorbell for peace of mind. The attached garage is equipped with an epoxy floor, one garage door opener, and added insulation over the garage and living room for improved energy efficiency. A sand point system with a sprinkler setup keeps the lawn looking its best all season. In the past few years, the home has also seen the addition of a new furnace and central air conditioning, making it move-in ready and



efficient year-round. This home offers incredible value, a functional layout, and a long list of upgrades that cater to both everyday comfort and long-term convenience.
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Essential Information

Listing #	X12250477
Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	170 Stickel Street
Subdivision	Saugeen Shores
City	Saugeen Shores
Province	Ontario
Postal Code	N0H2C1

Amenities

Features	Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water meter, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Brick, Vinyl siding
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Lot Description	59.1 x 114.8 FT
Foundation	Concrete

Listing Details

Listing Office	Sutton-Huron Shores Realty Inc.
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