

\$399,000 - 40 - 21 Mount Vernon Trail W, Huntsville (chaffey)

MLS® #X12292351

\$399,000

3 Bedroom, 1.00 Bathroom,
Single Family

Chaffey, Huntsville (chaffey), Ontario

Affordable, Move-In Ready, and Full of Charm
Welcome to this bright and cheerful 3-bedroom, 1-bathroom home nestled in a quiet, friendly community just minutes from downtown Huntsville. Whether you're a first-time buyer or looking to simplify with easy one-floor living, this property checks all the boxes for low-maintenance comfort and convenience. Step inside to a warm and welcoming interior featuring new flooring (2023), tons of natural light, and a great layout with excellent flow. The oversized kitchen offers plenty of space to gather, with room for a full-sized dining table and effortless connection to the main living area. You'll love the peaceful, deep yard perfect for lounging, gardening, or letting kids and pets play freely. A sunny deck offers the ideal spot to catch some rays or host friends for an afternoon BBQ while enjoying the quiet surroundings. Additional features include two outbuildings for extra storage, a drilled well and private septic for cost-effective living, municipal garbage pickup for added convenience, very low utility costs and low maintenance overall, and a \$132/month road maintenance fee that ensures year-round access and peace of mind. This home truly feels like the perfect place to start home ownership, and with just the right amount of space to grow into. You're close to town, but it feels like you're miles away from the hustle and bustle. It's peaceful,



friendly, and easy to settle into. If you're looking for a welcoming neighbourhood and a home that just feels right, this might be the one. Reach out today to book your private showing! (id:6289)

Essential Information

Listing #	X12292351
Price	\$399,000
Bedrooms	3
Bathrooms	1.00
Type	Single Family

Community Information

Address	40 - 21 Mount Vernon Trail W
Subdivision	Chaffey
City	Huntsville (chaffey)
Province	Ontario
Postal Code	P1H1E3

Amenities

Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Dishwasher, Dryer, Oven, Washer, Refrigerator
Heating	Electric Forced air

Exterior

Exterior	Vinyl siding, Shingles
Foundation	Wood/Piers

Listing Details

Listing Office	Chestnut Park Real Estate
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Listing information last updated on October 20th, 2025 at 11:16am PDT