# \$249,900 - 4122 County Road 44 Road, Edwardsburgh/cardinal

MLS® #X12308627

### \$249,900

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

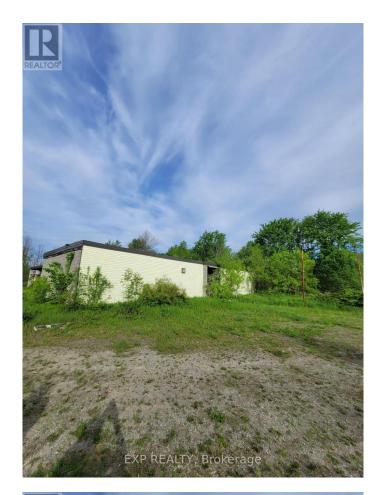
807 - Edwardsburgh/Cardinal Twp, Edwardsburgh/cardinal, Ontario

\*\* Developer / Contractor Special \*\* Seize this incredible development opportunity with over 2 acres of prime real estate close to Spencerville, Ontario. Perfectly situated just 26 km south of Kemptville and a short drive from Highway 416, this property offers an ideal location for future growth and investment. Originally constructed in 1959 to accommodate approximately 130 students, this property boasts a substantial footprint, making it a developer's dream. The hydro was upgraded right at the pole in 2010, ensuring modern electrical infrastructure. This versatile property is ripe for development, whether you envision a multi-unit complex of up to 4 or 5 units or a spacious single-family home. The possibilities are endless! Key Features: Over 2 acres of prime development land Upgraded hydro at the pole in 2010 Ideal for a 4 or 5 plex or a single-family home Easy access to Highway 416 Don't miss out on this exceptional opportunity to transform this property into a lucrative investment. (id:6289)

## **Essential Information**

Listing # X12308627
Price \$249,900

Bathrooms 0.00 Acres 0.00





Type Single Family

Sub-Type Freehold

## **Community Information**

Address 4122 County Road 44 Road

Subdivision 807 - Edwardsburgh/Cardinal Twp

City Edwardsburgh/cardinal

Province Ontario
Postal Code K0E1X0

### **Amenities**

Parking Spaces 20

Parking No Garage

Interior

Heating Propane Forced air

**Exterior** 

Exterior Brick

Lot Description 274 x 343 FT ; 0|2 - 4.99 acres

Foundation Concrete, Slab

## **Listing Details**

Listing Office EXP REALTY





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