

\$825,000 - 3838 Kenyon Dam Road, North Glengarry

MLS® #X12322268

\$825,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

720 - North Glengarry (Kenyon) Twp, North
Glengarry, Ontario

Welcome to 3838 Kenyon Dam Road, a truly unique 4.49-acre property offering exceptional versatility just minutes from Alexandria's core and ideally located about an hour from both Ottawa and Montreal. Whether you're dreaming of a peaceful country residence, a thriving home-based business, or a combination of both, this property delivers unmatched potential. At the heart of this opportunity is a fully equipped, SB10-compliant commercial kitchen, newly constructed in 2022. Designed with energy efficiency and functionality in mind, it features a wood-fired oven, dedicated seating area, customer washroom, and all up-to-date permits. This turnkey space is ideal for launching or expanding a food-based business from a bakery or gourmet pizzeria to a sugar shack, catering service, or event-hosting venue. The sidesplit bungalow boasts a spacious, open-concept kitchen that flows into a cozy dining and living area complete with a wood stove, offering two bedrooms, with potential to convert the office and downstairs living room into two more, making the space highly adaptable. Many upgrades in recent years, including a roof reshingled within the last six years (with a smaller section redone in 2024), brand-new flooring in 2025 and newly painted, complete heating system conversion from oil to propane in 2023. A new, owned hot water tank was added in 2025, and the home is serviced by a forced air system. Outside,



enjoy the updated 2022 patio and above-ground pool, surrounded by mature trees, perennial gardens, two vegetable plots, and a tranquil private pond. The beautifully landscaped setting offers the perfect balance of privacy, charm, and inspiration. Whether you're looking to live, work, or invest, this one-of-a-kind property is a rare opportunity to align your lifestyle and entrepreneurial goals. (id:6289)

Essential Information

Listing #	X12322268
Price	\$825,000
Bedrooms	2
Bathrooms	2.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3838 Kenyon Dam Road
Subdivision	720 - North Glengarry (Kenyon) Twp
City	North Glengarry
Province	Ontario
Postal Code	K0C1A0

Amenities

Amenities	Fireplace(s)
Utilities	Wireless, Electricity Connected, Cable
Features	Flat site, Lighting, Sump Pump
Parking Spaces	20
Parking	No Garage
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Oven - Built-In, Water softener, Water Heater, Dishwasher, Freezer,
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	Hood Fan, Oven, Two stoves, Two Refrigerators, Refrigerator
Heating	Propane Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Wood, Vinyl siding
Exterior Features	Landscaped
Lot Description	300 x 651 FT ; 0 2 - 4.99 acres
Foundation	Block, Concrete

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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