

# \$529,000 - 872 9th A East Avenue, Owen Sound

MLS® #X12332269

**\$529,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Owen Sound, Owen Sound, Ontario

Freehold Townhouse. No condo/ No condo fees. Welcome to your new home! This charming 3-bedroom bungalow is nestled in a quiet, friendly neighborhood, offering a peaceful retreat without sacrificing convenience. Over 1300sqft on the main level, with additional finished sqft on the lower level. The main floor features a bright and inviting living space, perfect for relaxing or entertaining guests. 5 sun tunnels were added (in 2020) throughout the main floor to allow more natural light into the home. The finished lower level provides a versatile bonus space, ideal for a family room. In addition, you'll find FOUR dedicated storage rooms on this level, offering ample space to keep your home organized and clutter-free. Whatever your lifestyle demands, you'll have peace of mind knowing the major components of the home have been updated, including the roof (2015), furnace (2015), HRV (2015), and Kitec plumbing removed (2019), ensuring comfort and efficiency for years to come. Enjoy the simple pleasures of outdoor living in the small, manageable yard, which requires minimal upkeep so you can spend more time doing what you love. The yard also offers privacy with no rear neighbors, as the property backs onto city-owned land. This home offers a perfect blend of cozy living, modern updates, and a tranquil setting. Don't miss this opportunity- schedule your private tour today! Other updates include: AC (2015), Bathrooms (2021), Garage door opener (2021), deck



(2025), all three fireplaces serviced (2023).  
(id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12332269     |
| Price     | \$529,000     |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 872 9th A East Avenue |
| Subdivision | Owen Sound            |
| City        | Owen Sound            |
| Province    | Ontario               |
| Postal Code | N4K6Y6                |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Features       | Sump Pump               |
| Parking Spaces | 2                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

**Interior**

|                 |                                                                                                         |
|-----------------|---------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                                  |
| Cooling         | Central air conditioning                                                                                |
| Fireplace       | Yes                                                                                                     |
| # of Fireplaces | 3                                                                                                       |
| # of Stories    | 1                                                                                                       |
| Has Basement    | Yes                                                                                                     |

**Exterior**

|                 |            |
|-----------------|------------|
| Exterior        | Brick      |
| Lot Description | 24 x 90 FT |
| Foundation      | Concrete   |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Royal LePage RCR Realty |
|----------------|-------------------------|



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