

\$510,000 - 307 Dodson Street, North Grenville

MLS® #X12332860

\$510,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

801 - Kemptville, North Grenville, Ontario

Welcome to 307 Dodson St, a charming 3-bedroom, 2-bath bungalow nestled on a beautiful & spacious 8,700+ sq ft lot just minutes from downtown Kemptville. This warm and inviting home features a bright, functional layout with a large living room, 3-pc bath, kitchen, separate dining area, and three well-appointed bedrooms on the main level. The lower level includes a second 3-pc bath (2024), a flex-room perfect for an office or guest bedroom, and a large workshop ideal for hobbies, storage, or future development. Step into a park-like, fully fenced backyard with mature trees, a generous back deck, and a separately enclosed area that meets code for a pool, or could serve as a play space or even a dog run! 2 storage sheds add extra convenience for outdoor tools and toys. Located in a safe, family-friendly neighborhood on a quiet, established street, this home is just 0.5 km from the scenic trails of Ferguson Forest, offering hiking, biking, and cross-country skiing. Nearby, enjoy kayaking along the creek, as well as access to a dog park, hockey rink, outdoor pool, splash pad, and skate park. This home offers you the perfect blend of quiet living and urban convenience, with great schools, parks, and shopping all nearby. The nearby 416 provides a quick 30-minute commute to Ottawa's west end and a 20-minute drive south to the 401. Flexible closing available. Make 307 Dodson Street your next move and become part of one of Ontario's fastest-growing communities!



Essential Information

Listing #	X12332860
Price	\$510,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	307 Dodson Street
Subdivision	801 - Kemptville
City	North Grenville
Province	Ontario
Postal Code	K0G1J0

Amenities

Features	Carpet Free
Parking Spaces	6
Parking	No Garage

Interior

Heating	Electric, Natural gas Heat Pump, Not known
# of Stories	1

Exterior

Exterior	Brick, Vinyl siding
Lot Description	66.8 x 132 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
----------------	--------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 7:16pm PDT