

\$250,000 - 50 Canal Road, Trent Hills (campbellford)

MLS® #X12335249

\$250,000

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Campbellford, Trent Hills (campbellford),
Ontario

Nature Lovers Dream! Waterfront Cottage on Lake Seymour (Trent-Severn Waterway). Minutes from Campbellford, this charming updated waterfront cottage offers a rare combination of comfort, privacy, and endless outdoor adventure along the renowned Trent-Severn Canal System, a 386 km waterway connecting Lake Ontario to Lake Huron. Perfect for avid boaters, anglers, and anyone seeking peace in a natural setting. Property Highlights: Direct Waterfront Access. Enjoy boating, fishing, kayaking, or swimming right from your property, at nearby Healey Falls, or the Crowe River Conservation Area. Shoreline Hydro Power to the pump house and well house. Recent Updates: Freshly painted inside and out (2022). Modern Mechanical Systems: New water filtration system (Viqua + UV, 2023), propane forced-air furnace, propane fireplace, and hot water tank (2018). Cozy Comfort Vermont Castings wood fireplace for warm winter nights. New roofs on both cottage and cabin (2018). Spacious Bonus Cabin 21.4' x 10.9', perfect as a studio, guest space, workshop, or potential garage. Year-Round Access Municipal road with garbage/recycling pickup, snow plowing, and mail delivery. Licensed land from Parks Canada (Crown Land) License Fee: \$962.54/month (quarterly or annual payment options). Realty Taxes: \$154.25/month. High-speed internet available (Bell, Rogers & others). Location Perks: Minutes from



Campbellford - Doohers Award-Winning Bakery, Ferris Provincial Park & Suspension Bridge, Bowling alley, movie theatre, local shops & restaurants, Campbellford Hospital. Only 2 hours from Toronto or Ottawa, 40 minutes to the 401 or Hwy 35/115. Part of the Trent-Severn Trail Towns a hub for outdoor exploration year-round. Why settle for a trailer park when you can enjoy your own private, full-sized lot? Whether its quiet mornings on the water or making memories with family, this property delivers. Ready for you to Enjoy Your Cottage Lifestyle Starting Now! Possible financing options available (id:6289)

Essential Information

Listing #	X12335249
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	50 Canal Road
Subdivision	Campbellford
City	Trent Hills (campbellford)
Province	Ontario
Postal Code	K0L1L0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Wireless
Features	Irregular lot size
Parking Spaces	3
Parking	No Garage
Is Waterfront	Yes

Waterfront

Waterfront

Interior

Appliances	Water Heater, Water Treatment, Refrigerator
Heating	Natural gas Forced air
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Wood
Lot Description	120 x 126 FT ; 120' x 158'
Foundation	Poured Concrete, Block

Listing Details

Listing Office SOLID ROCK REALTY



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