

# \$650,000 - 760 Aurele Road, Casselman

MLS® #X12340682

**\$650,000**

8 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

604 - Casselman, Casselman, Ontario

Welcome to your spacious countryside retreat in Casselman! This expansive property on a generous 0.85-acre lot offers a total of 6 beds and 4 baths and is conveniently located close to Casselview Golf and Country Club. The home features cathedral ceilings and a separate loft, which includes a kitchenette with a fridge and its own private entrance through the garage. The fully finished basement is configured as a separate in-law suite, complete with its own private laundry facilities and a private entrance through the back of the property. This versatile layout provides ideal privacy for a multi-generational family or potential rental income. With Casselman experiencing significant growth and a steady rental market, this property presents an excellent investment opportunity. Potential buyers may be able to explore the possibility of commercial re-zoning with the Municipality of Casselman. Buyers should conduct their own due diligence with the municipality to determine the feasibility of any changes to the property's zoning. Recent updates include a new propane furnace (2014), new hot water tank (2014), fresh paint (2023), and new carpet on all stairs (2023). (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12340682 |
| Price     | \$650,000 |

|           |               |
|-----------|---------------|
| Bedrooms  | 8             |
| Bathrooms | 4.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 760 Aurele Road |
| Subdivision | 604 - Casselman |
| City        | Casselman       |
| Province    | Ontario         |
| Postal Code | K0A1M0          |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Features       | Irregular lot size, In-Law Suite |
| Parking Spaces | 10                               |
| Parking        | Attached Garage, Garage          |
| # of Garages   | 2                                |

## Interior

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Two stoves, Washer, Two Refrigerators |
| Heating      | Propane Forced air                                     |
| Cooling      | Central air conditioning                               |
| # of Stories | 2                                                      |
| Basement     | Separate entrance                                      |

## Exterior

|                 |                                   |
|-----------------|-----------------------------------|
| Exterior        | Brick                             |
| Lot Description | 150.3 x 237.1 FT 1/2 - 1.99 acres |
| Foundation      | Concrete                          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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Listing information last updated on October 29th, 2025 at 11:31pm PDT