

\$620,000 - 9 Duncan Street, Tillsonburg

MLS® #X12343954

\$620,000

6 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Tillsonburg, Tillsonburg, Ontario

Incredible opportunity for first time home buyers in need of mortgage helper, or ideal for multi-generational living, or for those looking for a lucrative investment! Currently vacant - move in or rent out immediately. This legal duplex is situated on a large corner lot in the heart of Tillsonburg and features two spacious 3-bedroom units, each with 1 full bathroom, in-suite laundry, and approximately 1,200 sq ft of living space. The lower unit has been fully renovated with modern updates and finishes. The property is equipped with essential safety features, including fire, sound, and smoke barriers between units, a sprinkler system and hard-wired smoke and CO2 detector in the utility room. Separate electrical meter for each unit. Originally a single-family home, it can easily be converted back to suit your needs. Another option is occupy the main floor unit and rent the lower unit for some extra income. Located in a desirable, quiet neighbourhood with access to hiking trails, this property is perfectly positioned for both comfort and convenience. Located in the charming town of Tillsonburg, Ontario, this property offers more than just a home it offers a lifestyle. Residents enjoy a welcoming small-town atmosphere with the convenience of a vibrant downtown, unique shops, local restaurants, and year-round community events. Surrounded by scenic countryside, trails, golf courses and parks, Tillsonburg is perfect for outdoor enthusiasts. The town also boasts excellent schools, healthcare facilities, and access to



major highways, connecting you easily to London, Woodstock, and beyond. With Lake Lisgar Waterpark nearby and the beaches of Lake Erie only a 25 minute drive, opportunities for recreation and relaxation are always close to home. Don't miss out on the opportunity to own this unique and versatile property.

(id:6289)

Essential Information

Listing #	X12343954
Price	\$620,000
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	9 Duncan Street
Subdivision	Tillsonburg
City	Tillsonburg
Province	Ontario
Postal Code	N4G2N7

Amenities

Amenities	Public Transit, Schools, Separate Electricity Meters
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Garage door opener, Two stoves, Two Washers, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Basement	Separate entrance, Apartment in basement

Exterior

Exterior	Concrete, Brick
Lot Description	135 x 66 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX a-b Realty Ltd Brokerage



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 28th, 2025 at 11:46pm PDT