

\$727,000 - 40 Arthur Street W, Minto

MLS® #X12359605

\$727,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Minto, Minto, Ontario

For over a decade, this 2,152 sq. ft. family home has been the backdrop for life's most cherished moments. Thoughtfully updated and beautifully maintained, it blends comfort and functionality, in every corner. At the heart of the home, the open-concept galley kitchen with its expansive island has hosted everything from cozy holiday dinners to gatherings with friends. Designed for connection and laughter, the kitchen flows seamlessly into the living spaces that make both everyday life and special occasions feel effortless. The finished basement complete with durable luxury vinyl flooring offers ample space for play, hobbies, or a cozy night in. Step outside and discover a gardeners dream: a fully fenced yard with professionally curated gardens and a new retaining wall, creating a safe and stunning outdoor haven for kids, pets, and gardeners alike. Whether it's sipping morning coffee while listening to the birds, gathering under the gazebo for an evening fire, or watching sunsets from the back deck, this backyard is built for memory-making. Additional highlights include: Oversized driveway with room for multiple vehicles. Updated bathrooms. Lower Level Walk-out. Newer furnace/central air. Reinforced attic supports for peace of mind. All of this is just steps from the Greenway Trail and a short walk to river views. Experience the best of both worlds, community living and nature at your doorstep, with downtown conveniences only steps away. **Zoned R3: allowing options like townhouses, semis, or



multi-unit housing, giving buyers flexibility
beyond a single-family home. (id:6289)

Essential Information

Listing #	X12359605
Price	\$727,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	40 Arthur Street W
Subdivision	Minto
City	Minto
Province	Ontario
Postal Code	N0G1Z0

Amenities

Amenities	Park, Place of Worship, Schools
Utilities	Cable, Electricity, Sewer
Features	Sloping, Flat site, Gazebo, Sump Pump
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Water Heater, Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	66.1 x 132.1 FT ; Easements under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 21st, 2025 at 12:01am PDT