

\$449,900 - 166 Mehring Avenue, West Elgin (west Lorne)

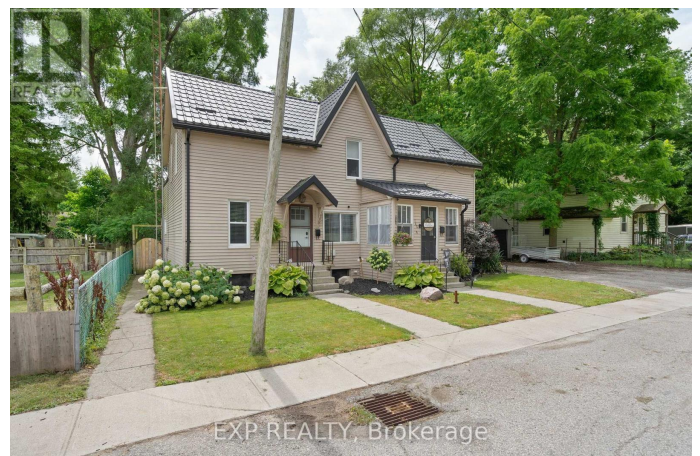
MLS® #X12365286

\$449,900

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

West Lorne, West Elgin (west Lorne), Ontario

Welcome to 166 Mehring Avenue an incredible opportunity where flexibility meets small-town convenience. This rare semi-detached property offers two doors on one title with vacant possession on closing, giving you the freedom to set your own rates, live in one unit while renting the other, or expand your portfolio with a proven income property. One side showcases a renovated kitchen and bathroom (2024), while the other includes an updated bathroom (2022). Both units feature main-floor laundry, private entrances, separate hydro meters, and fully fenced backyards for privacy. A double-wide driveway parks four vehicles, and a detached garage offers future potential add some TLC later or convert it into rentable storage/workshop space. Set on a quiet dead-end street across from the West Lorne Arena, this location is highly walkable: steps to the Foodland grocery store, Subway, Out to Lunch restaurant, the community centre, pharmacy, and local shops. West Lorne also offers a veterinarian nearby, while Highway 401 is just 7 minutes away, with Tim Hortons and Natterjack Brewing Co. close at hand. With the Volkswagen battery plant underway in St. Thomas, regional rental demand is expected to climb making this property an ideal choice for first-time buyers looking to house-hack or investors seeking long-term upside. Backed by a proven rental history of 20+ years without vacancy, this



opportunity blends security with future growth.Key updates: metal roof (2018); furnace & A/C (2022); attic insulation topped to R80 (2023); eavestroughs installed (2024) and cleaned spring 2025; ducts cleaned (2025). Side B's hot water tank is owned on-demand; Side As is rented. Two doors. One title. Real flexibility. Dont miss this investment-friendly opportunity in a well-connected and growing community. (id:6289)

Essential Information

Listing #	X12365286
Price	\$449,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	166 Mehring Avenue
Subdivision	West Lorne
City	West Elgin (west Lorne)
Province	Ontario
Postal Code	N0L2P0

Amenities

Amenities	Schools, Separate Electricity Meters
Features	Cul-de-sac
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Water Heater, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

of Stories 2

Exterior

Exterior Vinyl siding
Lot Description 75 x 111 FT
Foundation Block

Listing Details

Listing Office EXP REALTY



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