

\$754,900 - 455 Champlain Avenue, Woodstock (woodstock - South)

MLS® #X12370359

\$754,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Woodstock - South, Woodstock (woodstock - South), Ontario

****Ravine Lot!**** Welcome to ****455 Champlain Avenue****, a stunning move-in-ready home nestled on a 40' lot in one of Woodstock's most desirable and family-friendly neighborhoods. This beautifully maintained ****3 + 1-bedroom, 4-bathroom**** detached home with finished walk-out basement onto Church grounds is a true gem. It offers the perfect blend of comfort, style, and functionality ideal for growing families or savvy investors. Step inside to a bright and spacious open-concept main floor featuring ****luxury vinyl flooring****, a modern ****eat-in kitchen**** with stainless steel appliances, ample cabinetry, and a walkout to a fully fenced backyard perfect for entertaining or relaxing in your private outdoor oasis. The living and dining area flows effortlessly, making it the heart of the home for family gatherings or cozy nights in. Upstairs, you'll find a generously sized ****primary suite**** with a ****walk-in closet**** and private ****ensuite bath****, plus two more spacious bedrooms and another full bathroom all bathed in natural light. The ****finished walkout basement**** features a bedroom, washroom, kitchen, separate laundry. Additional features include ****attached garage with inside entry****, ****updated lighting****, and ****fresh, modern finishes**** throughout. Located just minutes from parks, schools, grocery stores, and Hwy 401 and 403, 455 Champlain Ave offers



unparalleled convenience while nestled in a peaceful suburban setting. This home truly checks all the boxes don't miss your chance to own a beautiful, turn-key property in a growing, in-demand community. (id:6289)

Essential Information

Listing #	X12370359
Price	\$754,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	455 Champlain Avenue
Subdivision	Woodstock - South
City	Woodstock (woodstock - South)
Province	Ontario
Postal Code	N4V0B3

Amenities

Amenities	Hospital, Park, Place of Worship, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	4
Parking	Garage
# of Garages	1
View	View

Interior

Appliances	Water Heater, Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Aluminum siding
Lot Description	41.4 x 98.6 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office	HOMELIFE/MIRACLE REALTY LTD
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