

\$139,900 - 12 - 280 Goulard Road, West Nipissing (sturgeon Falls)

MLS® #X12373234

\$139,900

1 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Sturgeon Falls, West Nipissing (sturgeon Falls), Ontario

Excellent opportunity! Why rent when you can live in this newer modular home. Beautiful bright one bedroom home with high ceilings, large windows, hardwood and ceramic floors, main floor laundry with 4 pcs bathroom and the well-appointed kitchen has been nicely finished. There is a 200 amp panel, hot water on demand, Venmar air exchanger and electric baseboard heat. Home is extremely well insulated, metal roof, sitting on metal piers with full insulated skirting around the home which lends well for storage space. The yard provides you with your own sitting area and green space, as well as a small private deck and large storage shed. The previous owner has designed the home with future expansion potential; entry from kitchen to future 12 x 16 addition which has been approved by the town all you need is the building permit. Multi Domaine Trailer Park is on city water and sewers with park fees of \$480/month. Five minutes from downtown Sturgeon Falls and all it has to offer. See documents for application and utilities. (id:6289)



Essential Information

Listing #	X12373234
Price	\$139,900
Bedrooms	1

Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Bungalow

Community Information

Address	12 - 280 Goulard Road
Subdivision	Sturgeon Falls
City	West Nipissing (sturgeon Falls)
Province	Ontario
Postal Code	P2B3J4

Amenities

Amenities	Place of Worship
Utilities	Cable, Electricity, Sewer
Features	Flat site, Carpet Free
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater - Tankless, Dryer, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	None
# of Stories	1

Exterior

Exterior	Wood
Lot Description	50 x 120 FT
Foundation	Wood/Piers

Listing Details

Listing Office	Royal LePage Northern Life Realty, Brokerage
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