

# \$899,500 - 504097 Grey Road 12, West Grey

MLS® #X12391545

**\$899,500**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

West Grey, West Grey, Ontario

Discover the perfect balance of independence and connection at 504097 Grey Road 12. This spacious raised bungalow sits on 4.52 acres of picturesque countryside just minutes from town, offering plenty of room for multi-generational living without compromising on privacy. The main level welcomes you with bright, open spaces including a living room, kitchen/dining area with walk-out to a multi-tiered deck, mudroom with garage access, a recently renovated 4pc bath, laundry, and three generously sized bedrooms filled with natural light from large picture windows. The finished lower level offers excellent potential for an in-law suite, featuring a 3pc bath, a spacious home gym/office, versatile art studio/bedroom, a cozy sitting area with gas fireplace, and a walk-out to the garden. Above-grade windows ensure this level feels warm and inviting, while additional utility, storage, and workbench space add practicality. Outdoors, the property offers a true country retreat: walking trails, a pond, and diverse plantings of paw paw, oak, nut and fruit trees, along with mature spruce and maples. Kids, pets, and gardens all have room to thrive here. Four sheds (3 with hydro) and a 2-car garage add convenience, while A2-17 zoning opens the door for a welding or agricultural repair business ideal for those blending home and work. Perfectly situated between Durham and Markdale, this property offers easy access to schools, shops, and everyday amenities, while keeping you close



to Grey County's outdoor attractions - hiking, cycling, paddling, and skiing are all within reach. Whether you're seeking space for extended family, a hobby farm, or a live/work lifestyle, this property delivers the best of country living with convenience close at hand.  
(id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12391545     |
| Price     | \$899,500     |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 504097 Grey Road 12 |
| Subdivision | West Grey           |
| City        | West Grey           |
| Province    | Ontario             |
| Postal Code | N0C1H0              |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Golf Nearby, Hospital, Ski area, Fireplace(s)                                  |
| Utilities      | Electricity, Wireless, Electricity Connected, Natural Gas Available, Telephone |
| Features       | Wooded area, Sloping, Level                                                    |
| Parking Spaces | 10                                                                             |
| Parking        | Attached Garage, Garage                                                        |
| # of Garages   | 2                                                                              |
| View           | View                                                                           |

**Interior**

|            |                                                                                        |
|------------|----------------------------------------------------------------------------------------|
| Appliances | Central Vacuum, Water Heater, Water softener, Dishwasher, Oven, Hood Fan, Refrigerator |
|------------|----------------------------------------------------------------------------------------|

|                 |                          |
|-----------------|--------------------------|
| Heating         | Natural gas Forced air   |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| # of Stories    | 1                        |
| Has Basement    | Yes                      |
| Basement        | Walk out                 |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Vinyl siding                  |
| Exterior Features | Landscaped                    |
| Lot Description   | 330 x 600.1 FT 2 - 4.99 acres |
| Foundation        | Poured Concrete               |

## Listing Details

Listing Office      Forest Hill Real Estate Inc.



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