

\$749,900 - 9201 24 Side Road, Erin

MLS® #X12392100

\$749,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Erin, Erin, Ontario

Incredible potential awaits you at 9201 Sideroad 24. Located in the charming hamlet of Cedar Valley. This property used to be the old Cedar Valley General Store. So if you are looking for a home with character, history and charm then look no further. With just over 1400 sq ft, this home is much larger than it looks. From the moment you walk through the front door, you can feel the warmth exuding from every room. Large open concept living/dining room area is a wonderful entertaining space for those big family get togethers. Updated kitchen has ample cupboard and counter space for you, laminate floors and large windows let in loads of natural sunlight while allowing you to look out into your own little backyard garden sanctuary. Generous primary master bedroom with his and hers closets, wood floors, French doors and windows all the way around. It is like your private retreat. Second bedroom looks out over the backyard and has built in shelves along with a single closet for loads of storage. 4 piece bathroom is conveniently located beside the primary bedroom and is bright with a window in the shower. There is a spectacular bonus room that can be just about anything, family room, games room, man cave, studio, the possibilities are endless, wood floors, great storage, separate entrance at the front and walkout to the backyard. Lower level is a full basement that has your laundry room and provides additional storage and a possible workshop space if so desired. Enjoy your fully



fenced backyard paradise, with its beautiful perennial gardens. Sitting on the back deck or around the bonfire pit embrace all the magic this property has to offer. You have a garden shed for extra storage out back. Charm, character and functionality, you have it all here. This is a property that is perfect for first time home buyers or for those looking to downsize. You don't want to miss this little piece of history!! (id:6289)

Essential Information

Listing #	X12392100
Price	\$749,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9201 24 Side Road
Subdivision	Rural Erin
City	Erin
Province	Ontario
Postal Code	N0B1Z0

Amenities

Amenities	Schools, Place of Worship, Fireplace(s)
Features	Flat site, Carpet Free
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water Heater, Water softener, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Oil Radiant heat
Cooling	Window air conditioner

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Wood
Lot Description	69.1 x 121.7 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE MEADOWTOWNE REALTY



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