

\$674,900 - 155 Ladouceur Street, Champlain

MLS® #X12425292

\$674,900

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

614 - Champlain Twp, Champlain, Ontario

Welcome to your private sandy waterfront retreat on the Ottawa River. This rare 5 bedrooms property offers 87 feet of direct frontage and endless opportunities for swimming, boating, and fishing right from your backyard. The bungalow features a walk-out basement, maximizing water views and seamless indoor-outdoor living. A fully separate in-law suite provides comfort and independence for extended family, guests, or potential rental income. On the main floor, you'll find a renovated kitchen, bright and open living areas, 3 more bedrooms and overall plenty of space for family and visitors. The elevated patio overlooking the water creates the perfect setting for outdoor dining and entertaining. Practical features include a detached garage with new siding and roof (2024), a recently installed well (2022), and ample storage throughout. Enjoy the perfect blend of comfort, versatility, and waterfront lifestyle in one of Champlains most sought-after locations. Video tour available! (id:6289)

Essential Information

Listing #	X12425292
Price	\$674,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1



Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	155 Ladouceur Street
Subdivision	614 - Champlain Twp
City	Champlain
Province	Ontario
Postal Code	K0B1J0

Amenities

Amenities	Beach, Fireplace(s)
Utilities	Cable, Electricity, Electricity Connected, Wireless
Features	Cul-de-sac, Carpet Free, In-Law Suite
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater
Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out, Apartment in basement

Exterior

Exterior	Brick Facing, Vinyl siding
Lot Description	85.6 x 150 Acre
Foundation	Concrete

Listing Details

Listing Office	INNOVATION REALTY LTD.
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