

# \$625,000 - 93 Tannery Road, Madoc

MLS® #X12426868

**\$625,000**

5 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Madoc, Madoc, Ontario

Welcome to 93 Tannery Road, a property that oozes potential. This spacious detached home is located just minutes north of Madoc and is situated on 1.88 acres with 2 road frontages provides severance potential. This fully accessible home features 3+2 bedrooms, 2+1 bathrooms, and 1+1 kitchens, and is ideal for multigenerational living or as an income-generating property. The flexible layout includes an open concept living space upstairs and a fully finished lower level that has a separate entrance. The property also offers business flexibility with infrastructure in place for a home-based business. A heated 19x25 garage with hydro is ideal for a workshop, a separate heated 15x29 building with hydro could serve as an office or studio space, dedicated work sheds are perfect for contractors, landscapers, or anyone needing space for tools and equipment. Enjoy the peaceful surroundings, mature trees, and plenty of room to expand or explore, this property offers incredible value and versatility for families, investors, and business owners alike. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12426868 |
| Price     | \$625,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |

|          |                 |
|----------|-----------------|
| Acres    | 0.00            |
| Type     | Single Family   |
| Sub-Type | Freehold        |
| Style    | Raised bungalow |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 93 Tannery Road |
| Subdivision | Madoc           |
| City        | Madoc           |
| Province    | Ontario         |
| Postal Code | K0K2K0          |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Cable, Electricity                           |
| Features       | Wheelchair access, Carpet Free, In-Law Suite |
| Parking Spaces | 12                                           |
| Parking        | Detached Garage, Garage                      |
| # of Garages   | 2                                            |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Water Heater, Water softener, Dryer, Stove, Washer, Refrigerator |
| Heating      | Propane Forced air                                               |
| Cooling      | Central air conditioning                                         |
| # of Stories | 1                                                                |
| Has Basement | Yes                                                              |
| Basement     | Walk out, Separate entrance                                      |

### Exterior

|                 |                                     |
|-----------------|-------------------------------------|
| Exterior        | Brick Facing, Vinyl siding          |
| Lot Description | 231.4 x 361.7 Acre 1/2 - 1.99 acres |
| Foundation      | Poured Concrete                     |

### Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | CENTURY 21 LANTHORN REAL ESTATE LTD. |
|----------------|--------------------------------------|



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Listing information last updated on October 30th, 2025 at 8:46pm PDT