

\$569,000 - 6 London Avenue, Prince Edward County (picton Ward)

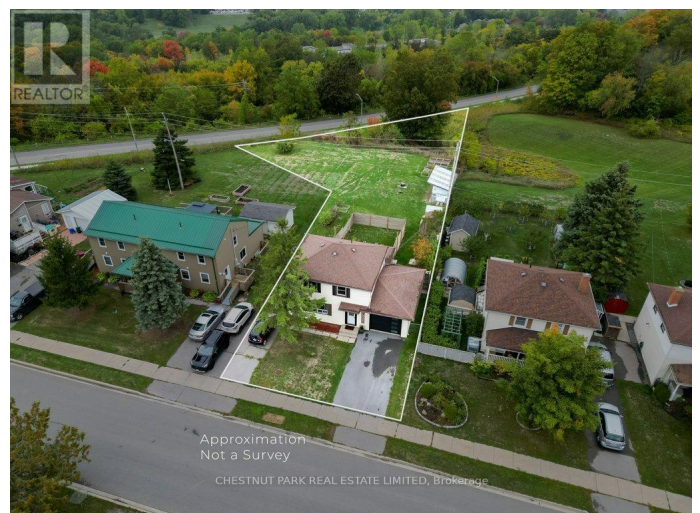
MLS® #X12432409

\$569,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Picton Ward, Prince Edward County (picton Ward), Ontario

Discover the perfect blend of space, comfort, and income potential with this unique two-unit property, ideally situated on an expansive over half-acre lot with Future Development (FD) zoning. Offering an impressive 230 feet of frontage on Church Street, this property presents a rare opportunity with significant long-term potential for developers, investors, or homeowners looking to maximize value. Ideal for multi-generational living, income generation, or strategic investment, the home currently features two self-contained living spaces, including a fully legal apartment. The freshly painted main residence includes 4 spacious bedrooms, a full bathroom, open-concept living and dining area, large kitchen, single-car garage, a 1.5-car-wide driveway, and a generous backyard. At the rear of the property, a permitted and inspected studio apartment offers incredible versatility and peace of mind. Built to code with fire rating and soundproofing, this legal suite features its own side door entrance, dedicated single-car driveway, full kitchen, 4-piece bathroom, in-suite laundry, and private living space. It currently generates rental income and could also serve as a home office, in-law suite, or guest accommodation. The park-like backyard, with views of Picton Harbour, features a greenhouse, storage shed, mature trees, and plenty of green space for gardens



or future expansion. Whether you're envisioning multi-generational living, long-term development, or simply a peaceful retreat with income potential, this property offers endless possibilities. Close to schools, shopping, and all major amenities, this is a truly rare opportunity to own a prime piece of real estate with both current value and future upside. Whether you plan to occupy, invest, or redevelop-don't miss this one! (id:6289)

Essential Information

Listing #	X12432409
Price	\$569,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	6 London Avenue
Subdivision	Picton Ward
City	Prince Edward County (picton Ward)
Province	Ontario
Postal Code	K0K2T0

Amenities

Features	Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	55.6 x 353.9 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office CHESTNUT PARK REAL ESTATE LIMITED



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 7:16pm PDT