

\$899,000 - 7013 Perth Line 24, West Perth (hibbert)

MLS® #X12440717

\$899,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Hibbert, West Perth (hibbert), Ontario

Attention Investors, Developers, and Rural Property Lovers! An incredible opportunity to enjoy country living while unlocking development potential. This property offers a recently renovated home on a separately deeded lot, plus 3 additional deeded lots a total of 2.25 acres with options to build single-family homes, duplexes, or hold for future value. The home itself is full of surprises. From the Ontario cottage-style exterior, step inside to soaring ceilings in the great room, accented by LED lighting, large windows, and a sleek stainless-steel railing framing the loft. The open kitchen features an island, walk-in pantry, and access to the rear deck. The main floor also includes a 4-piece bath. Upstairs, the loft is ideal for an office or entertainment space, with two bedrooms and a spacious primary suite offering dual wardrobes, a 3-piece bath, and a walk-in closet. The lower level adds function with laundry (including sink, washer, dryer, fridge), a den, and a walkout to the deck. The single-car garage includes a large workshop area perfect for projects or storage. Beyond the home, the extra lots open the door to expansion: add garages, duplexes, or other permitted uses or enjoy the privacy of owning the entire parcel. Perfectly located on the edge of Staffa, this property offers rural charm with central convenience just minutes to Mitchell, Seaforth, and Exeter, and only 20 minutes to the shores of Lake Huron. Immediate possession available. Contact your REALTOR today for a private showing and



explore the possibilities! (id:6289)

Essential Information

Listing #	X12440717
Price	\$899,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family

Community Information

Address	7013 Perth Line 24
Subdivision	Hibbert
City	West Perth (hibbert)
Province	Ontario
Postal Code	N0K1Y0

Amenities

Utilities	Electricity, Electricity Connected
Features	Irregular lot size, Sloping, Flat site, Lighting, Country residential, Sump Pump
Parking Spaces	7
Parking	Attached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Water softener
Heating	Propane Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Wood
Lot Description	355.7 x 284.1 FT ; Road allowance cut out on back lot 2 - 4.99 acres
Foundation	Concrete, Slab, Stone

Listing Details

Listing Office	Royal LePage Heartland Realty
----------------	-------------------------------



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 27th, 2025 at 9:46pm PDT