

# \$639,900 - 305 8th Avenue E, Owen Sound

MLS® #X12468184

**\$639,900**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Owen Sound, Owen Sound, Ontario

On a quiet Cul-de-sac sits this meticulous 3+1 bed, 2 bath raised Bungalow. Built by Tom Clancy and offering 1075 + 800 sq ft of naturally lit living space, with large windows. Situated in a great neighborhood!! The upper level consists of an open living room and dining room with access through the French doors to the back deck and partially fenced yard. 3 good sized bedrooms, with the primary having ensuite privileges. The lower level rec room with the natural gas fireplace provides a place to unwind and relax, especially on those cold nights. An extra bedroom and with a 3 pc bathroom does make the set up lend well to an extended family. There is a laundry room and access to the garage. This home has been consistently updated and the well cared for! The split ductless system offers heating and cooling. There is baseboard back-up, however it is never used. A great house for many different families and lifestyles. (id:6289)

## Essential Information

|           |                 |
|-----------|-----------------|
| Listing # | X12468184       |
| Price     | \$639,900       |
| Bedrooms  | 4               |
| Bathrooms | 2.00            |
| Acres     | 0.00            |
| Type      | Single Family   |
| Sub-Type  | Freehold        |
| Style     | Raised bungalow |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 305 8th Avenue E |
| Subdivision | Owen Sound       |
| City        | Owen Sound       |
| Province    | Ontario          |
| Postal Code | N4K3A3           |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Hospital, Public Transit            |
| Utilities      | Cable, Electricity, Wireless, Sewer |
| Features       | Hillside, Sloping                   |
| Parking Spaces | 3                                   |
| Parking        | Attached Garage, Garage             |
| # of Garages   | 2                                   |

## Interior

|                 |                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Vacuum, Water meter, Dishwasher, Dryer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Heat Pump                                                                                                         |
| Fireplace       | Yes                                                                                                               |
| # of Fireplaces | 1                                                                                                                 |
| # of Stories    | 1                                                                                                                 |
| Has Basement    | Yes                                                                                                               |

## Exterior

|                 |                                              |
|-----------------|----------------------------------------------|
| Exterior        | Vinyl siding, Brick                          |
| Lot Description | 53.8 x 125 FT ; 53.78' X 125' under 1/2 acre |
| Foundation      | Block                                        |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Sutton-Sound 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 21st, 2025 at 1:01am PDT