

\$395,000 - 411 Yvon Lane, Rideau Lakes

MLS® #X12471300

\$395,000

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

816 - Rideau Lakes (North Crosby) Twp,
Rideau Lakes, Ontario

Affordable opportunity to get into cottage ownership at the ground level. This is centrally located to the two great communities of Perth and Westport where each offers exceptional restaurants & shopping and only minutes to the new River House Vineyard & Winery. Crosby Lake (aka Big Crosby Lake) offers excellent fishing for Largemouth Bass, Smallmouth Bass, and Rock Bass, Walleye, Northern Pike, Yellow Perch, and Bluegill. This 3 bedroom, 1 bath cottage is a typical 1970's cottage, open kitchen, dining & living room across the front, 3 beds & bath at the rear. Pine floors run throughout the cottage and there is a large picture window and lakeside deck access door from the living room. The cottage sits nice and close to the water's edge with level entry into the lake. The cottage has been lovingly owned by the same family since the mid 70's. It also features a 6'9" x 35'11" lakeside deck, and a detached 10' x 22' garage plus owns additional land on the other side of the road which is perfect for added parking, etc. (id:6289)



Essential Information

Listing #	X12471300
Price	\$395,000
Bedrooms	3
Bathrooms	1.00

Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	411 Yvon Lane
Subdivision	816 - Rideau Lakes (North Crosby) Twp
City	Rideau Lakes
Province	Ontario
Postal Code	K0G1X0

Amenities

Utilities	Electricity
Features	Wooded area, Level
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Storage Shed
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Wood
Lot Description	123 x 442 FT
Foundation	Wood/Piers

Listing Details

Listing Office	COLDWELL BANKER SETTLEMENT REALTY
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Listing information last updated on October 21st, 2025 at 5:16pm PDT