

\$625,000 - 3708 Kenyon Dam Road, North Glengarry

MLS® #X12477703

\$625,000

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

720 - North Glengarry (Kenyon) Twp, North
Glengarry, Ontario

96-Acre Hobby Farm! An incredible opportunity for anyone looking to start their own farm - whether for vegetables, livestock, or simply enjoying country living. This expansive property offers endless possibilities. As you drive up the private tree-lined driveway surrounded by lilacs, you're greeted by a charming Canadiana-style home with a stone façade, brick exterior, and an attached garage. The home features 4 bedrooms and a 4-piece bathroom, a spacious living room with large windows that fill the space with natural light, a cozy wood-burning fireplace, a dining room, and a compact kitchen with access to a side sunroom - perfect for relaxing or stepping out to the clothesline and garden area. The unspoiled basement provides excellent potential for additional living space and includes convenient access to the attached garage via a concrete ramp. This property truly has it all, offering over 3,000 feet of frontage on Kenyon Dam Road, which could allow for potential severances under its rural zoning. There is a 12+ acre mature spruce plantation ready for harvest or ideal for scenic walks and trails, 10+ acres of open fields perfect for grazing animals or creating horse pastures, and the remainder is a mix of softwood and hardwood bushland in low-lying terrain. Located only 2.5 km from Alexandria, you'll enjoy the peace of country living with the convenience of town just a short walk away. Get back to your roots and start living the



country dream today! NO CONVEYANCE OF ANY WRITTEN SIGNED OFFERS PRIOR TO 3PM ON MONDAY, OCTOBER 27 2025.
(id:6289)

Essential Information

Listing #	X12477703
Price	\$625,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3708 Kenyon Dam Road
Subdivision	720 - North Glengarry (Kenyon) Twp
City	North Glengarry
Province	Ontario
Postal Code	K0C1A0

Amenities

Amenities	Golf Nearby, Hospital, Schools, Fireplace(s)
Utilities	Electricity
Features	Wooded area, Irregular lot size, Rolling, Wetlands, Lane, Sump Pump
Parking Spaces	11
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Stove, Washer, Window Coverings, Refrigerator
Heating	Oil Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped
Lot Description	3075 x 1204 FT 50 - 100 acres
Foundation	Concrete

Listing Details

Listing Office DECOSTE REALTY INC.



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