

\$1,899,000 - 22120 Talbot Road, West Elgin (new Glasgow)

MLS® #X12485439

\$1,899,000

4 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

New Glasgow, West Elgin (new Glasgow),
Ontario

****SEVERANCE and SALE OF 50 ACRES**

Bush/Workable POSSIBLE** Extraordinary 52.5-acre farm! Expansive property offers approximately 47 acres of productive, workable land with Normandale Sandy Loam soil. 3 acres of mixed Carolinian bush provides a peaceful natural retreat and abundant wildlife. The home is a spacious, brick Raised Ranch built in 1997, approximately 3000 sq/ft of living space. It features a versatile 3 + 1 bedroom layout with 2 bathrooms, providing ample room for a growing family or guests. The main level boasts beautiful hardwood flooring throughout, a large open-concept kitchen, and a dining/living area ideal for both family gatherings and entertaining. The full finished basement includes an in-law suite/granny suite/apartment, offering independent living space with its own laundry, perfect for extended family or rental opportunities. An updated forced air gas furnace and central air system (2020), Updated roof (2020) and a 200 Amp breaker panel provide modern conveniences, while municipal water enhances the property's ease of living. Laundry facilities are conveniently located on both the upper and lower levels. The attached garage has been converted into a spacious family room, office or exercise area, providing even more functional living space. Outside, you'll find impressive



outbuildings. The expansive shop (48x112) with 13-foot ceilings, concrete floors and 100-amp hydro is perfect for all your projects or hobbies and currently generates income as indoor storage. The detached garage (20x28) with hydro and concrete floors provides additional space for vehicles or equipment. Just a 4-minute drive to world-class fishing at Port Glasgow and less than 10 minutes to the 401, this property offers the perfect balance of rural tranquility and easy access to major amenities. Whether youre looking for an agricultural property, a multi-family home, or simply a beautiful place to live, this farm offers endless possibilities. (id:6289)

Essential Information

Listing #	X12485439
Price	\$1,899,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Agriculture
Style	Raised bungalow

Community Information

Address	22120 Talbot Road
Subdivision	New Glasgow
City	West Elgin (new Glasgow)
Province	Ontario
Postal Code	N0L2C0

Amenities

Amenities	Marina
Utilities	Cable, Electricity
Features	Lane, Guest Suite, In-Law Suite
Parking Spaces	10
Parking	Detached Garage, Garage, RV
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Freezer, Humidifier, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Walk out, Apartment in basement

Exterior

Exterior	Brick
Lot Description	913 x 2550.7 FT 50 - 100 acres

Listing Details

Listing Office	BLUE FOREST REALTY INC.
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