

\$475,000 - 1039 James Street, Wallaceburg

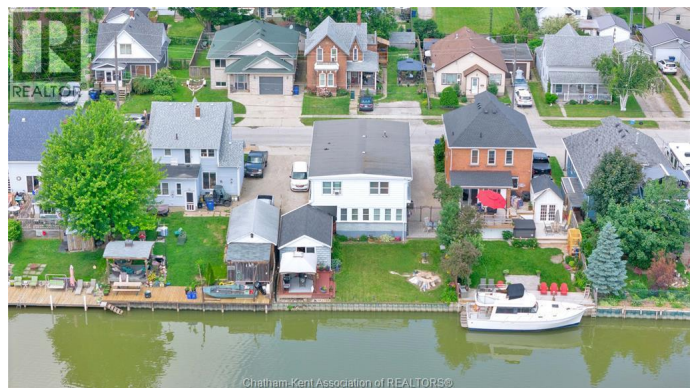
MLS® #25024587

\$475,000

0 Bedroom, 0.00 Bathroom,
Multi-family on 0.00 Acres

N/A, Wallaceburg, Ontario

Welcome to your escape at 1039 James Street in Wallaceburg! Zoned RL3, this riverside property offers a rare level of flexibility. Whether you're looking for a full single-family home, a legal duplex, or even a multi-generational setup with an in-law suite, this place has you covered. Inside, you'll find two spacious living areas with a total of 4 bedrooms, 4 full bathrooms, 2 kitchens, 2 laundry rooms and the option to convert additional rooms back into bedrooms if desired. It's got 2 separate hydro meters, 2 furnaces, 1 gas meter, and an owned hot water tank—no rentals here, just solid ownership and pride of maintenance. The lot is over 100 feet deep with direct access to the Sydenham River, where you can dock your boat, fish off your own shoreline, or simply kick back and enjoy the view. From this spot, you can sail all the way to major waterways—an ideal setup for boating enthusiasts or anyone who wants a front-row seat to river life. You've also got a detached garage, 2 driveways, and all the potential in the world—live in one side, rent out the other, live in the whole thing or use it as an investment property! It's been meticulously cared for by the current owners, and it shows. Located in Wallaceburg, you're just minutes to town amenities, but still tucked away in a peaceful riverside setting. Whether you're looking for a forever home, a flexible investment, or your own private escape—this one is worth a look! (id:6289)



Built in 1910

Essential Information

Listing #	25024587
Price	\$475,000
Bathrooms	0.00
Acres	0.00
Year Built	1910
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	1039 James Street
Subdivision	N/A
City	Wallaceburg
Province	Ontario
Postal Code	N8A2P9

Amenities

Parking	Other
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Interior

Heating	Natural gas Forced air, Furnace
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Aluminum/Vinyl, Brick
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE PEIFER REALTY Brokerage
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