

\$948,000 - 256 Knox Road E, Wasaga Beach

MLS® #S12440494

\$948,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Wasaga Beach, Wasaga Beach, Ontario

Top 5 Reasons You Will Love This Home: 1) Nestled along the banks of the scenic Nottawasaga River, this sprawling lot offers incredible privacy, mature trees, and direct walk-in access to the water, perfect for fishing, kayaking, paddleboarding, or simply soaking in the serene views 2) A rare feature that sets this property apart, your very own boat launch, giving you effortless access to the river and quick connection to Georgian Bay, ideal for spending your days cruising, casting a line, or enjoying water sports right from your backyard 3) With over 4,000 square feet of finished living space, this home provides an open-concept layout, large windows, and multiple walkouts that bring the outdoors in, with the main level featuring a primary bedroom complete with a spacious walk-in closet and a large ensuite bathroom, plus two additional bedrooms, a second full bathroom, and two sunrooms 4) The fully finished basement features a separate entrance, two bedrooms, a large recreation room, a family room with gas fireplace, and laundry area, ideal for multi-generational living or a future rental suite; enjoy the convenience of an oversized double-car garage, along with ample driveway space, alongside added peace of mind with updates, including a modern kitchen with quartz countertops 5) Whether you're seeking peaceful mornings on the deck, adventurous afternoons on the water, or cozy evenings by the fire, this riverfront home delivers, located just minutes from the beach,



trails, shops, and all that Wasaga Beach has to offer. 2,161 above grade sq.ft. plus a finished basement. (id:6289)

Essential Information

Listing #	S12440494
Price	\$948,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	256 Knox Road E
Subdivision	Wasaga Beach
City	Wasaga Beach
Province	Ontario
Postal Code	L9Z2T5

Amenities

Amenities	Beach, Fireplace(s)
Features	Cul-de-sac, Wooded area, Irregular lot size
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	View, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater - Tankless, Dryer, Freezer, Stove, Water Heater, Washer, Refrigerator
Heating	Natural gas Radiant heat
Fireplace	Yes
# of Fireplaces	2

# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	97 x 335 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	FARIS TEAM REAL ESTATE BROKERAGE
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Listing information last updated on October 16th, 2025 at 10:03am EDT