

\$869,000 - 82 Outlet Road, Prince Edward County (athol Ward)

MLS® #X11957032

\$869,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Athol Ward, Prince Edward County (athol Ward), Ontario

EXPERIENCE THE BEST OF ONTARIO COTTAGE LIFE! Welcome to your dream waterfront retreat on beautiful East Lake, nestled in the heart of Prince Edward Countys renowned wine country. This charming and well-maintained four-season home offers the perfect blend of comfort, functionality, and serene lakeside living ideal for year-round enjoyment or as a relaxing seasonal getaway. Situated on a generous 76 feet of pristine private shoreline, this property invites you to swim, fish, or launch your boat right from your own dock. Whether you're enjoying a peaceful morning coffee on the deck or an evening paddle on the lake, every day feels like a vacation. The home features two spacious bedrooms and two full bathrooms, with a fully finished basement that offers additional living space and the potential to add a third bedroom for guests, extended family, or as a rental opportunity. The layout is thoughtfully designed to maximize both comfort and usability, with large windows that fill the interior with natural light and provide scenic lake views. This property is being offered fully furnished, so all you need to do is move in and start making memories. Immediate possession is available just in time to enjoy the summer season! Modern Comforts Include: Durable metal roof on the main house (installed 10 years ago) and on the workshop (installed 2



years ago). New forced-air furnace and central air conditioning system, both just 1 year old. Owned hot water tank for dependable hot water year-round. Located just minutes from the world-famous Sandbanks Provincial Park, and surrounded by local wineries, artisan shops, and farm-to-table dining, this property offers the ultimate Prince Edward County lifestyle. Dont miss your chance to own a slice of waterfront paradise in one of Ontario's most sought-after destinations. (id:6289)

Essential Information

Listing #	X11957032
Price	\$869,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	82 Outlet Road
Subdivision	Athol Ward
City	Prince Edward County (athol Ward)
Province	Ontario
Postal Code	K0K1P0

Amenities

Amenities	Beach, Separate Electricity Meters
Utilities	Cable, Electricity, Electricity Connected, Electricity Available
Features	Sump Pump
Parking Spaces	2
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Vinyl siding
Lot Description	76.4 x 127.4 FT under 1/2 acre
Foundation	Block

Listing Details

Listing Office EXIT REALTY GROUP



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Listing information last updated on October 12th, 2025 at 11:31am EDT