

\$850,000 - 2442 Highway 520, Magnetawan

MLS® #X12031542

\$850,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Magnetawan, Magnetawan, Ontario

An incredible opportunity awaits on the shores of Lake Cecebe! This versatile property offers a blend of residential comfort and commercial potential, making it an ideal investment for entrepreneurs, multi-family buyers, or those looking to create a thriving campground or cottage rental business. The 4-bedroom, 2-bath main home, set on just under 2 acres, features a separate entrance and an unspoiled basement currently used as a workshop. While the home requires some TLC, its spacious layout and prime location offer endless possibilities. The real highlight is the property's zoning approval for up to six cabins and multiple tent and trailer sites, complemented by two drilled wells, two septic systems, and 10 water hookups previously used for trailer connections. A private beach, dock, and direct lake frontage provide excellent swimming, boating, and fishing access, with over 40 miles of waterways to explore. Whether catering to fishing and ice fishing enthusiasts, ATV and snowmobile riders, or summer vacationers, the possibilities here are endless. Adding even more value, an additional lakefront lot across Highway 520 is included, enhancing your waterfront footprint. With convenient access from Hwy 11 and located in the picturesque Almaguin Highlands, this is a rare chance to own a prime waterfront investment just north of Muskoka. (id:6289)



Essential Information

Listing #	X12031542
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2442 Highway 520
Subdivision	Magnetawan
City	Magnetawan
Province	Ontario
Postal Code	P0A1C0

Amenities

Utilities	Electricity, Wireless
Features	Waterway, Open space, Dry
Parking Spaces	10
Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Satellite Dish
Heating	Propane Other
# of Stories	2
Basement	Separate entrance, Walk-up

Exterior

Exterior	Vinyl siding
Lot Description	272.3 x 226.2 FT 1/2 - 1.99 acres
Foundation	Stone

Listing Details

Listing Office	FAIR AGENT REALTY
----------------	-------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 5:16am EDT