

\$675,000 - 8444 Lazy Lane, Lambton Shores (thedford)

MLS® #X12136178

\$675,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Thedford, Lambton Shores (thedford), Ontario

\$675,000 WINTER is Coming : Store your Boat right on the property!!! Year round adult community and young families with school bus service available | Year-Round Waterfront Bungalow with Boating AccessLive the waterfront lifestyle every day in this private, 1,300 sq ft bungalow backing onto the scenic Ausable River just a 20-minute boat ride to Port Franks and minutes to Grand Bend.Ideal for retirees, families, or cottage seekers, this year-round home blends comfort, nature, and recreation in a peaceful riverside setting.Property Highlights:3 Bedrooms | 1.5 Bathrooms, pet proof screens in areas.| 1,300 sq ftOpen-concept layout with engineered hardwood floorsUpdated kitchen with granite counters & farmhouse sink4-season sunroom plus hot tub room for year-round relaxationOversized main bath with granite vanity; laundry in 2nd bath12 x 14 screened gazebo by the river perfect for morning coffee or sunset drinksPersonal dock + boat launch nearby for motorboats, jet skis, kayaks & paddle-boards 2 sheds + covered RV & boat parking on asphalt pad with removable tarp shelterA rare chance to enjoy waterfront living with privacy, amenities, and direct river access. (id:6289)



Essential Information

Listing #	X12136178
Price	\$675,000

Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	8444 Lazy Lane
Subdivision	Thedford
City	Lambton Shores (thedford)
Province	Ontario
Postal Code	N0M2N0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Level lot, Ravine, Gazebo
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Garage door opener remote(s), All
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1

Exterior

Exterior	Aluminum siding
Lot Description	129.5 x 206.2 FT
Foundation	Poured Concrete

Listing Details

Listing Office	SUTTON GROUP - SELECT 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 14th, 2025 at 2:02am EDT