

# \$329,900 - 35 Quail Trail, Greater Madawaska

MLS® #X12164146

**\$329,900**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

542 - Greater Madawaska, Greater  
Madawaska, Ontario

Here's your retreat on the mighty Madawaska River! Fully winterized building just steps away from the water without the waterfront taxes as OPG owns the waterfront and allows adjacent owners to install docks etc. This full two storey building features 3 bedrooms in the loft area that features a small balcony off the master bedroom. The galley kitchen is fully functional beside the dining area where you'll find a very efficient air tight wood stove that supplements the forced air electric furnace. Out front is a lovely full width raised deck looking out at the riverfront. A very deep drilled well ensures plenty of clean water and a septic system makes this a very desirable retreat, and this is currently the lowest priced turn-key property in the area so don't hesitate to book your showing. (id:6289)

## Essential Information

Listing #	X12164146
Price	\$329,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address 35 Quail Trail



Subdivision	542 - Greater Madawaska
City	Greater Madawaska
Province	Ontario
Postal Code	K0J2R0

### Amenities

Parking Spaces	4
Parking	No Garage
View	View of water
Is Waterfront	Yes
Waterfront	Waterfront

### Interior

Appliances	Water Heater, Microwave, Stove, Refrigerator
Heating	Electric Forced air
Fireplace	Yes
# of Stories	2

### Exterior

Exterior	Cedar Siding, Wood
Lot Description	339 x 149 FT
Foundation	Block

### Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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