

\$99,900 - 43 King Street, Montague

MLS® #X12248983

\$99,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

902 - Montague Twp, Montague, Ontario

Build Your Future at 43 King St, Smiths Falls Fully Serviced Lot in Prime Location--Looking for the right place to bring your dream home or investment property to life? This fully serviced lot in Montague Township (Atironto), right on the edge of Smiths Falls, is ready when you are. With a generous footprint of approximately 60 x 118 feet, this property is equipped with all the essentials to fast-track your build: municipal water and sewer, natural gas, hydro, a driveway already in place, and even an assigned house number. Zoned R1-R2, the lot allows for either a single-family home or a duplex giving you the freedom to build for your family, future tenants, or both. Whether you're planning to break ground on a custom home or develop a smart income-generating property, this is a rare chance to secure a ready-to-go lot in a well-established neighbourhood. Located just minutes from downtown Smiths Falls, with close proximity to schools, the hospital, parks, the Rideau River, VIA Rail, and shopping this spot offers a mix of lifestyle, convenience, and long-term potential. Opportunities like this don't come around often. Book your walk-through today and start building your vision tomorrow.

(id:6289)



Essential Information

Listing #	X12248983
Price	\$99,900

Bathrooms	0.00
Acres	0.00
Type	Vacant Land

Community Information

Address	43 King Street
Subdivision	902 - Montague Twp
City	Montague
Province	Ontario
Postal Code	K7A3E2

Amenities

Amenities	Hospital, Schools
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Level lot, Flat site, Lane, Level
Parking Spaces	3
Parking	No Garage

Exterior

Lot Description	60.01 x 118.24 FT ; None under 1/2 acre
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Listing Details

Listing Office	RE/MAX AFFILIATES REALTY LTD.
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