

# \$235,000 - 741 County Road 28 Road W, Prince Edward County (ameliasburg Ward)

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MLS® #X12267154

**\$235,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

Ameliasburg Ward, Prince Edward County  
(ameliasburg Ward), Ontario

READY TO RENOVATE! Unique opportunity to build your dream home in a prime location at the entrance of "The County". This 300+ ft. deep lot measures nearly half an acre. Great location and its conveniently located on a school bus route in Rossmore and a 5 minute drive brings you to all the services in Belleville and access to the 401. Easy walking access to a park, shops, LCBO, Bay of Quinte boat launch and restaurants. This "AS IS" property currently has a house which requires structural remediation but the main services are ready to go, making it ideal for a renovation/addition, or tear it down and start from scratch.

Shed/workshop in the backyard has a concrete slab and electrical services. Enjoy the tranquility of a peaceful setting and still be minutes away to enjoy city living and all the amenities. MAKE AN OFFER WITH QUICK CLOSING! \*\* This is a linked property.\*\*

(id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12267154 |
| Price     | \$235,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |
| Acres     | 0.00      |

|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 741 County Road 28 Road W  |
| Subdivision | Ameliasburg Ward           |
| City        | Prince Edward County (amel |
| Province    | Ontario                    |
| Postal Code | K8N4Z7                     |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Utilities      | Cable, Electricity            |
| Features       | Flat site, Level, Carpet Free |
| Parking Spaces | 6                             |
| Parking        | No Garage                     |

### Interior

|              |                            |
|--------------|----------------------------|
| Appliances   | Stove, Refrigerator        |
| Heating      | Electric Baseboard heaters |
| Cooling      | None                       |
| # of Stories | 1                          |

### Exterior

|                 |              |
|-----------------|--------------|
| Exterior        | Vinyl siding |
| Lot Description | 60 x 311 FT  |
| Foundation      | Block        |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | CENTURY 21 LANTHORN REA |
|----------------|-------------------------|



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