

\$674,900 - 967 Katia Street, The Nation

MLS® #X12272214

\$674,900

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

616 - Limoges, The Nation, Ontario

OPEN HOUSE November 9th 2-4PM AT 63 Chateauguay Street, Embrun. Welcome to the Cecilia, a modern semi-detached bungalow offering 1,151 square feet of thoughtfully designed main-level living. With 2 bedrooms, 1 bathroom, and a 1-car garage, this home is an excellent fit for downsizers, first-time buyers, or anyone seeking easy, single-level living with just the right amount of space. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating a bright and inviting environment perfect for relaxing evenings or entertaining guests. Clean lines, natural light, and functional design make the Cecilia feel both warm and modern. What sets this semi apart is the fully legal basement unit, featuring 2 additional bedrooms and a 4-piece bathroom ideal for extended family, guests, or generating rental income. This smart addition offers long-term flexibility while maintaining privacy and separation from the main living space. Constructed by Leclair Homes, a trusted family-owned builder known for exceeding Canadian Builders Standards. Specializing in custom homes, two-storeys, bungalows, semi-detached homes, and now offering fully legal secondary dwellings with rental potential in mind, Leclair Homes delivers detail-driven craftsmanship and long-term value in every build. (id:6289)



Essential Information

Listing #	X12272214
Price	\$674,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	967 Katia Street
Subdivision	616 - Limoges
City	The Nation
Province	Ontario
Postal Code	K0A2M0

Amenities

Amenities	Separate Electricity Meters
Utilities	Electricity, Sewer
Features	In-Law Suite
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Basement	Apartment in basement

Exterior

Exterior	Stone, Vinyl siding
Lot Description	32 x 106 FT
Foundation	Concrete

Listing Details

Listing Office	EXP REALTY
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