

\$224,900 - 4122 County Road 44 Road, Edwardsburgh/Cardinal

MLS® #X12308627

\$224,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

807 - Edwardsburgh/Cardinal Twp,
Edwardsburgh/Cardinal, Ontario

**** Price Improvement ** Must Go...Make us an offer.....) ** Developer / Contractor Special ****
Seize this incredible development opportunity with over 2 acres of prime real estate close to Spencerville, Ontario. Perfectly situated just 26 km south of Kemptville and a short drive from Highway 416, this property offers an ideal location for future growth and investment. Originally constructed in 1959 to accommodate approximately 130 students, this property boasts a substantial footprint, making it a developer's dream. The hydro was upgraded right at the pole in 2010, ensuring modern electrical infrastructure. This versatile property is ripe for development, whether you envision a multi-unit complex of up to 4 or 5 units or a spacious single-family home. The possibilities are endless! Key Features: Over 2 acres of prime development land Upgraded hydro at the pole in 2010 Ideal for a 4 or 5 plex or a single-family home Easy access to Highway 416 Don't miss out on this exceptional opportunity to transform this property into a lucrative investment. (id:6289)

Essential Information

Listing #	X12308627
Price	\$224,900
Bathrooms	0.00



Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4122 County Road 44 Road
Subdivision	807 - Edwardsburgh/Cardinal Twp
City	Edwardsburgh/cardinal
Province	Ontario
Postal Code	K0E1X0

Amenities

Parking Spaces	20
Parking	No Garage

Interior

Heating	Propane Forced air
Cooling	None
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	274 x 343 FT ; 0 2 - 4.99 acres
Foundation	Concrete, Slab

Listing Details

Listing Office	EXP REALTY
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