

\$339,900 - 74 St. Lawrence Street, South Dundas

MLS® #X12393023

\$339,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

701 - Morrisburg, South Dundas, Ontario

Welcome to beautiful Morrisburg, an ideal retirement community nestled along the St. Lawrence River. This charming three-bedroom bungalow is perfectly designed for comfort, convenience, and accessibility. Located just minutes from the Upper Canada Playhouse, convenient shopping, and scenic walking paths, this home offers the best of small-town living in a warm and welcoming community. From the moment you arrive, you'll appreciate the thoughtful design, including a front ramp that makes this home fully mobility-friendly. Inside, the open-concept layout provides an easy flow throughout the main level. Open concept kitchen, dining and livingroom. A large, handicap-accessible bathroom with handrails and main-floor laundry ensures daily living is simple and stress-free. Complete with three bedrooms or the back bedroom would make an ideal den, craft room, office, endless possibilities with this spacious room. The main hallway offers 3 generous closets for storage and a spacious mud room off the garage entry. The double attached garage with an additional workshop area provides both practicality and space for hobbies or storage. Outdoors, the fully fenced backyard is a true retreat, complete with a large deck and a rear ramp for easy access, making it perfect for enjoying the outdoors. The basement provides additional storage space to keep everything organized. With wheelchair accessibility both inside and out, this home offers peace of mind and independence. Perfectly suited for retirees or



anyone with mobility needs, it combines modern convenience with the charm of a close-knit, country community in the heart of Morrisburg. Property being "sold as is where is" as the seller has never resided on the property. (id:6289)



Essential Information

Listing #	X12393023
Price	\$339,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	74 St. Lawrence Street
Subdivision	701 - Morrisburg
City	South Dundas
Province	Ontario
Postal Code	K0C1X0

Amenities

Features	Irregular lot size, Carpet Free
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Lot Description	50 x 168.7 FT
Foundation	Block

Listing Details

Listing Office	WHEELER SMART CHOICE REALTY BROKERAGE
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