

\$689,900 - 401 County Road 2 Road, Edwardsburgh/Cardinal

MLS® #X12396702

\$689,900

3 Bedroom, 2.00 Bathroom,
Single Family on 145.20 Acres

806 - Town of Cardinal,
Edwardsburgh/Cardinal, Ontario

Pool in photos is virtually staged. Riverfront Home with Endless Potential - Privacy, Space & Water Access-Have you dreamed of owning a home on the river but thought it was out of reach? Don't miss this rare opportunity, act now before its gone! This spacious home sits on a large private lot with direct water access, a dock, and stunning river views. Unlike most waterfront properties, its connected to city water, sewer, and natural gas, a rare find! The long driveway and mature trees offer seclusion, while the generous front lawn provides enough space for an inground pool, cabana, or more. Inside, the home offers flexible living options perfect for single-level living, extended family, or a multi-generational setup. With a little vision, it could easily be converted into two separate living spaces or even developed further, there's potential to divide into additional lots or create a family resort. Main Level Features: Welcoming foyer leading to a bright living room with a cozy gas fireplace. Separate dining room with access to the kitchen. Possible in-law suite with a large primary bedroom, 4-pc bath, and sunny family room. Upstairs: Two oversized bedrooms, one with a walk-in closet. A full 3-pc bathroom. Additional Highlights: Attached garage connected through a closed-in breezeway (ideal mudroom and sun shelter)Expansive lawn with panoramic water views. Easy access



to the St. Lawrence River via the old canal, perfect for boating and fishing. This property is brimming with potential for the right buyer. Whether you're looking for a private retreat, a multi-family setup, or a long-term investment, you wont find another lot this size, on the river, at this price! Affordable living with water, sewer and electricity average of 152.00 a month, Gas 156.00 a month. (id:6289)

Essential Information

Listing #	X12396702
Price	\$689,900
Bedrooms	3
Bathrooms	2.00
Acres	145.20
Type	Single Family
Sub-Type	Freehold

Community Information

Address	401 County Road 2 Road
Subdivision	806 - Town of Cardinal
City	Edwardsburgh/cardinal
Province	Ontario
Postal Code	K0E1E0

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2
View	River view, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront on canal

Interior

Appliances	Water Heater, Blinds, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
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Heating	Natural gas Radiant heat
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stucco, Vinyl siding
Foundation	Block

Listing Details

Listing Office RE/MAX HOMETOWN REALTY INC



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