

\$670,000 - 249 River Drive, Burk's Falls

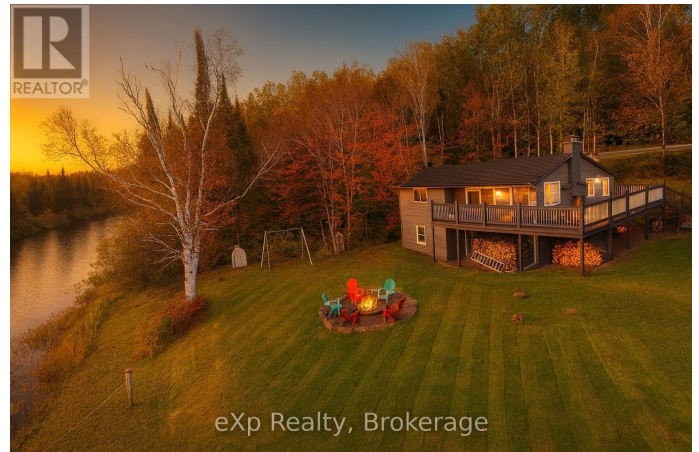
MLS® #X12401928

\$670,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Burk's Falls, Burk's Falls, Ontario

Escape to the serenity of the Magnetawan River with this private, turnkey 3-bedroom, 1.5-bathroom home or cottage retreat. Nestled in a peaceful setting with no neighbours in sight, this property offers over 100 feet of direct frontage on the river, providing stunning, unobstructed water views and the perfect backdrop for relaxation. The main level boasts an open-concept design filled with natural light and breathtaking river vistas. Gather in the spacious living area around the charming stone fireplace, or step out onto the expansive deck to enjoy your morning coffee while overlooking the water. The well-equipped kitchen and included furnishings make this property truly move-in ready ideal for immediate enjoyment or as a turn-key rental investment. The lower level features a full walk-out basement with a woodstove, offering excellent potential for finishing into additional living space, a recreation room, or guest quarters. With a forced air furnace for comfort year-round, this home is equally suited as a full-time residence or a seasonal escape. Outdoors, the large lot provides ample space for activities, with direct river access for boating, swimming, kayaking, or simply enjoying the peaceful natural surroundings. The Magnetawan River is renowned for its beauty, connecting to miles of navigable waterways, while the nearby village of Burks Falls offers charming shops, dining, and essential amenities. Whether you're seeking a cozy family cottage, a private year-round



residence, or a ready-to-go investment property, this rare offering combines privacy, comfort, and natural beauty in one remarkable package. Turn the key, settle in, and start making memories by the river. (id:6289)

Essential Information

Listing #	X12401928
Price	\$670,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	249 River Drive
Subdivision	Burk's Falls
City	Burk's Falls
Province	Ontario
Postal Code	P0A1C0

Amenities

Amenities	Fireplace(s)
Features	Irregular lot size, Sloping, Partially cleared, Waterway
Parking Spaces	6
Parking	No Garage
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Dryer, Freezer, Furniture, Satellite Dish, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Basement	Separate entrance

Exterior

Exterior	Vinyl siding
Lot Description	125 x 189.3 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 27th, 2025 at 5:46am EDT