

# \$395,000 - Unit #11 - 422 Island View Road, Alnwick/haldimand

MLS® #X12406219

**\$395,000**

2 Bedroom, 1.00 Bathroom,  
Single Family on 49.10 Acres

Rural Alnwick/Haldimand, Alnwick/haldimand,  
Ontario

Turnkey 4-Season Cottage on Rice Lake --  
Just \$395,000! Less Than 150 km from  
Toronto | Sleeps 14 | Water Access with Dock  
Across the Road. Only 1.5 hours from  
Toronto, this is your chance to get into cottage  
living without breaking the bank. Whether  
you're seeking a family retreat or an  
investment in the short-term rental market, this  
one checks all the boxes. Escape to Rice Lake  
with this fully renovated, 4-season cottage  
getaway that's ready to move in & enjoy!  
Priced affordably at just \$395,000, this  
property is a rare find offering the complete  
package for family fun, relaxation, or  
short-term rental potential. So many upgrades,  
a drilled well with UV system, new roof, spray  
foam insulation, and annual property tax under  
\$850. The main cottage has been beautifully  
updated and is move-in ready, complemented  
by a guest bunkie and a 2-bedroom camping  
trailer, giving you space to comfortably sleep  
up to 14 guests. Whether you're hosting  
friends or creating cherished family memories,  
there's room for everyone. Enjoy clean  
shoreline swimming and boating just steps  
away via your dock across the road. While not  
directly waterfront, you'll still enjoy wide  
western views over Rice Lake perfect for  
sunsets and long summer evenings. Don't  
miss out on this affordable slice of cottage  
country! (id:6289)



## Essential Information

Listing #	X12406219
Price	\$395,000
Bedrooms	2
Bathrooms	1.00
Acres	49.10
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

## Community Information

Address	Unit #11 - 422 Island View Road
Subdivision	Rural Alnwick/Haldimand
City	Alnwick/haldimand
Province	Ontario
Postal Code	K6H5R7

## Amenities

Utilities	Cable, Electricity, Electricity Connected
Features	Irregular lot size, Hilly
Parking Spaces	6
Parking	No Garage
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Appliances	Water Treatment, Furniture
Heating	Electric Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

## Exterior

Exterior	Wood
Foundation	Block

## Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
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Listing information last updated on October 27th, 2025 at 8:16am EDT