

# \$321,900 - 22 - 40 Judge Avenue, North Bay (ferris)

MLS® #X12406510

**\$321,900**

2 Bedroom, 1.00 Bathroom,  
Single Family

Ferris, North Bay (ferris), Ontario

One of the Best-Priced Waterfront Lifestyle on Lake Nipissing! \$321,900 Welcome to Unit 22 at Shore Haven Condominiums, where comfort meets lakeside living at an unbeatable value.

This bright and spacious 2-bedroom, second-floor corner unit offers peace and privacy with no neighbours above and sweeping views from a 5x30 ft. covered balcony. Inside, you'll find modern updates throughout, including refinished hardwood floors, fresh paint, new vinyl flooring, a spacious dine in kitchen with a built-in china cabinet and an updated bath, plus in-suite laundry for everyday convenience. Step outside and enjoy a private sandy beach right at your doorstep, or take advantage of the well-maintained grounds, recent balcony upgrades, security cameras, and pet-friendly living (with restrictions). With deeded rear parking next to entry, easy visitor access, and condo fees of only \$533.26/month covering heat, water, sewer, building insurance, maintenance, snow removal, garbage, roof, and parking, this condo makes waterfront living truly worry-free. Whether you're looking for a year-round home, a relaxing retreat, or a smart investment, this property delivers exceptional value. Don't miss your chance to own one of the best-priced waterfront lifestyle on Lake Nipissing (id:6289)



## Essential Information

|           |                    |
|-----------|--------------------|
| Listing # | X12406510          |
| Price     | \$321,900          |
| Bedrooms  | 2                  |
| Bathrooms | 1.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 22 - 40 Judge Avenue |
| Subdivision | Ferris               |
| City        | North Bay (ferris)   |
| Province    | Ontario              |
| Postal Code | P1A1B4               |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Beach, Hospital, Marina, Visitor Parking, Canopy |
| Features       | Flat site, Balcony                               |
| Parking Spaces | 1                                                |
| Parking        | No Garage                                        |
| View           | Lake view, Direct Water View                     |
| Is Waterfront  | Yes                                              |
| Waterfront     | Waterfront                                       |

### Interior

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Appliances   | Blinds, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator |
| Heating      | Natural gas Radiant heat                                               |
| Cooling      | None                                                                   |
| # of Stories | 2                                                                      |

### Exterior

|          |       |
|----------|-------|
| Exterior | Brick |
|----------|-------|

### Listing Details

|                |                                               |
|----------------|-----------------------------------------------|
| Listing Office | Coldwell Banker-Peter Minogue R.E., Brokerage |
|----------------|-----------------------------------------------|



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Listing information last updated on October 27th, 2025 at 6:16am EDT