

\$799,900 - 378 Marleau Road, West Nipissing (sturgeon Falls)

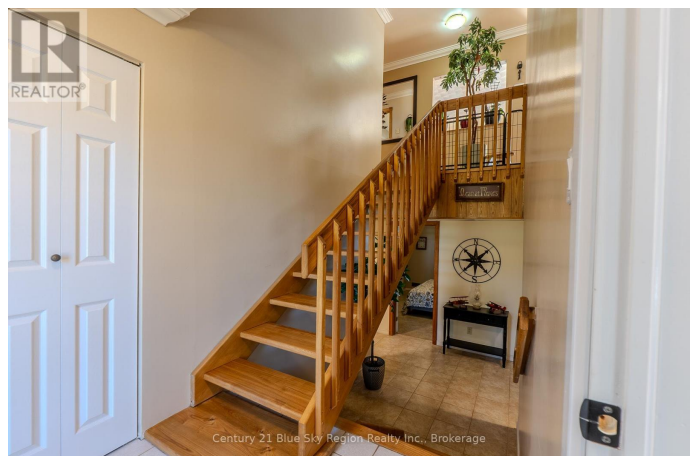
MLS® #X12418750

\$799,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Sturgeon Falls, West Nipissing (sturgeon Falls), Ontario

Welcome to lakeside living at its finest! This charming waterfront bungalow is perfectly positioned along the serene shores of Lake Nipissing, right in the heart of Sturgeon Falls. Step inside to a bright and inviting main floor, where a sunlit kitchen flows effortlessly into the dining area and spacious living room complete with a walkout to the backyard, the perfect spot to enjoy your morning coffee while taking in sweeping lake views or to unwind with unforgettable sunsets over the water. A comfortable bedroom, full bathroom, and convenient main-floor laundry add to the homes appeal. The lower level extends your living space with a cozy rec room designed for relaxation or entertaining, along with two additional bedrooms and a second bathroom to comfortably host family and friends. Enjoy the benefits of natural gas heating, keeping the home warm while remaining energy efficient. Step outside and embrace all that Lake Nipissing has to offer whether its boating, fishing, swimming, or simply soaking in the tranquility of waterfront living, every season brings its own unique joys. Adding to the property's appeal is a spacious, two-storey detached garage, providing plenty of room for storage, hobbies, or a workshop. (id:6289)



Essential Information

Listing #	X12418750
Price	\$799,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	378 Marleau Road
Subdivision	Sturgeon Falls
City	West Nipissing (sturgeon Falls)
Province	Ontario
Postal Code	P2B2X1

Amenities

Amenities	Schools
Utilities	Cable, Electricity, Wireless
Features	Level lot, Irregular lot size, Level, Sump Pump
Parking Spaces	10
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Stove, Washer, Water softener, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Landscaped

Lot Description 319.5 x 258.8 FT
Foundation Block

Listing Details

Listing Office Century 21 Blue Sky Region Realty Inc., Brokerage



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