

# \$264,900 - 304 Acacia Road, Drummond/north Elmsley

MLS® #X12442700

**\$264,900**

2 Bedroom, 1.00 Bathroom,  
Single Family

908 - Drummond N Elmsley (Drummond) Twp,  
Drummond/north Elmsley, Ontario

Welcome to this meticulously maintained 2-bedroom, 1-bath modular home located in the highly desirable 55+ Mississippi Hillview Park, just 10 minutes from historic Perth and an easy commute to Ottawa. This bright and spacious home features a well-equipped oak eat-in kitchen with a center island, open to a sun-filled living room with high ceilings and gleaming hardwood floors. The good-sized primary bedroom offers direct access to the 4-piece bathroom through a convenient cheater door, and a hallway laundry adds to the homes practicality. Set on a beautifully landscaped lot with mature trees, vibrant perennial flower beds, and a double-wide paved driveway that accommodates up to four vehicles, this property is as functional as it is charming. A good-sized shed/workshop provides excellent storage or hobby space. Recent updates include a 2018 asphalt roof on both the home and shed, furnace serviced in 2023, and central air serviced in 2024. The freshly painted side deck provides a welcoming outdoor space, while the second deck off the kitchen offers another spot to relax and unwind. Move in with nothing to do but enjoy this peaceful park setting perfect for quiet living year-round and summer enjoyment with swimming and lake access at beautiful Mississippi Lake. Pride of ownership shines throughout this move-in-ready home. Monthly park fee is currently \$486.11 and includes property taxes, water, sewer, snow removal,



road maintenance, and lake access. Note:  
monthly fees will increase by \$50 for new  
owners, and all buyers must be approved by  
Mississippi Hillview Park management.  
(id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12442700     |
| Price     | \$264,900     |
| Bedrooms  | 2             |
| Bathrooms | 1.00          |
| Type      | Single Family |
| Style     | Bungalow      |

**Community Information**

|             |   |
|-------------|---|
| Address     | 304 Acacia Road                         |
| Subdivision | 908 - Drummond N Elmsley (Drummond) Twp |
| City        | Drummond/north Elmsley                  |
| Province    | Ontario                                 |
| Postal Code | K7H3C7                                  |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Utilities      | Electricity             |
| Parking Spaces | 4                       |
| Parking        | No Garage               |
| View           | Unobstructed Water View |
| Is Waterfront  | Yes                     |
| Waterfront     | Waterfront              |

**Interior**

|              |   |
|--------------|---|
| Appliances   | Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator |
| Heating      | Propane Forced air  |
| Cooling      | Central air conditioning  |
| # of Stories | 1   |

**Exterior**

|          |              |
|----------|--------------|
| Exterior | Vinyl siding |
|----------|--------------|

Foundation

Wood/Piers

## Listing Details

Listing Office

COLDWELL BANKER SETTLEMENT REALTY



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