

\$1,444,000 - 5525 Rideau Road, South Frontenac (frontenac South)

MLS® #X12446144

\$1,444,000

7 Bedroom, 4.00 Bathroom,
Single Family on 240.00 Acres

Frontenac South, South Frontenac (frontenac South), Ontario

An exquisite multi-family waterfront sanctuary with lucrative Airbnb potential! This exceptional 3-level home on the picturesque shores of Little Cranberry Lake, part of the renowned Rideau Canal system, redefines luxury and versatility. Perfect as a lavish family retreat, a multi-generational residence, or a high-income investment property, this expansive home spans over 5,000 sq/ft and offers endless opportunities. Tucked away at the end of a quiet cul-de-sac, the property provides rare privacy, tranquillity, and sweeping lake views from multiple tiered decks overlooking your own waterfront. Enjoy swimming, boating, and relaxing on the brand-new dock (2024), with convenient lock access to neighbouring lakes. Each level has its own private entrance and kitchen, creating ideal spaces for independent living or rental income. MAIN LEVEL (1,939 sq/ft) is designed as a bungalow from the street view. This level features 3 spacious bedrooms, 2 bathrooms, a generous kitchen, dining room, and a sunken living room that flows seamlessly to a large upper deck. A mudroom/laundry room and direct access to the attached double-car garage add practicality. MIDDLE LEVEL offers 2 additional bedrooms, a stylish 3-pc bathroom, and a magnificent great room with kitchen and walkout to the second-tier deck with stunning lake vistas. LOWER LEVEL includes another



bedroom, a bathroom, and a great room that opens to the backyard. A workshop with exterior access provides excellent storage and hobby space. Additional highlights include a modern propane furnace, a merged double lot for enhanced privacy and future development potential, and a sandy shoreline ready to be revitalized for swimming and boating. Whether you dream of a luxury waterfront lifestyle, a peaceful cottage escape, or a profitable investment, this one-of-a-kind property offers it all. Schedule your private showing today.

(id:6289)

Essential Information

Listing #	X12446144
Price	\$1,444,000
Bedrooms	7
Bathrooms	4.00
Half Baths	1
Acres	240.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5525 Rideau Road
Subdivision	Frontenac South
City	South Frontenac (frontenac South)
Province	Ontario
Postal Code	K0H1H0

Amenities

Utilities	Electricity, Wireless, Electricity Connected
Features	Irregular lot size, Sloping, In-Law Suite
Parking Spaces	12
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, River view, View of water, Direct Water View

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Range, Water Heater, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Vinyl siding
Foundation	Block

Listing Details

Listing Office	EXP REALTY, BROKERAGE
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Listing information last updated on October 14th, 2025 at 10:31am EDT