

\$799,000 - 255 Muskie Mile Lane, Trent Hills

MLS® #X12452617

\$799,000

3 Bedroom, 1.00 Bathroom,
Single Family on 109.00 Acres

Rural Trent Hills, Trent Hills, Ontario

Welcome to 255 Muskie Mile Ln. Located between Campbellford and Havelock, just 90 minutes from the GTA, and tucked at the end of a gentle winding road off Hwy 30, this private bungalow offers a rare opportunity to enjoy life on the water. Set on a slightly elevated lot with 109 feet fronting on the Trent River (part of the 386 km Trent-Severn Waterway, connecting Lake Ontario to Georgian Bay), this home offers unobstructed views, stunning sunsets, beautiful swimming and boating, all in a quiet, natural setting. The main home features three bedrooms and one bathroom, with a comfortable layout designed to make the most of the surroundings. The kitchen, living room (complete with a cozy fireplace for cooler seasons), and spacious sunroom, all overlook the water, and are ideal spaces for relaxing, reading, or entertaining. The sunroom offers terrific versatility for cooler days, with a conversation space, as well as room for dining and games, allowing family to disconnect from the rigours of life and reconnect with family and friends. Down by the shoreline, a large deck provides the perfect shady spot for gatherings or embarking on terrific boating, fishing, and swimming. A 3-season bunkie is ideal for visiting guests or family members, while the detached heated garage includes a finished office space and has the potential to be converted into a full two-car garage. With a metal roof, well-kept interior spaces, and versatile outbuildings, this property is well-suited for those looking for a



peaceful year-round home or a seasonal retreat in a scenic and accessible location.
(id:6289)

Essential Information

Listing #	X12452617
Price	\$799,000
Bedrooms	3
Bathrooms	1.00
Acres	109.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	255 Muskie Mile Lane
Subdivision	Rural Trent Hills
City	Trent Hills
Province	Ontario
Postal Code	K0L1Z0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Electricity Connected
Features	Cul-de-sac, Wooded area, Sloping, Waterway, Flat site
Parking Spaces	9
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Water Treatment, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Oil Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE PROALLIANCE REALTY
----------------	---------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 4:16am EDT