

# \$400,000 - 12 Maple Avenue, South Dundas

MLS® #X12456423

**\$400,000**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

702 - Iroquois, South Dundas, Ontario

Welcome to Iroquois one of the prettiest villages in the Seaway Valley! This charming 3-bedroom, 1-storey home offers great curb appeal, a well-maintained exterior, and a wonderful backyard with a spacious deck easily accessible right from the kitchen, perfect for entertaining or relaxing outdoors. Primary bedroom on the main floor. Ideally located, you're just a short walk from the elementary and high schools, public beach, golf course, the St. Lawrence River, and the Seaway locks. Also nearby are the local aerodrome, public library, and a shopping centre with all the essential amenities. This home has been well cared for and thoughtfully updated, featuring an upgraded electrical panel, furnace, air conditioner, and air filtration system. LeafFilter gutter protection and new back steps keep maintenance low, while a Honeywell security system with an external strobe light and siren provides added peace of mind and can be monitored by a service provider of your choice. Also a security camera on the garage. The insulated garage, complete with a natural gas heater, offers convenience year-round. Located just minutes from Highway 401, this property sits in a fantastic neighbourhood and provides easy access to Brockville, Cornwall, and Ottawa via both Highway 401 and Highway 416. Be sure to explore the virtual tour and review the additional photos and floor plans to fully appreciate all this property has to offer. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12456423     |
| Price     | \$400,000     |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12 Maple Avenue |
| Subdivision | 702 - Iroquois  |
| City        | South Dundas    |
| Province    | Ontario         |
| Postal Code | K0E1K0          |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Detached Garage, Garage |
| # of Garages   | 2                       |

## Interior

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Appliances   | Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                                                               |
| Cooling      | Central air conditioning                                                                             |
| # of Stories | 2                                                                                                    |
| Has Basement | Yes                                                                                                  |

## Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Aluminum siding |
| Lot Description | 70 x 137 Acre   |
| Foundation      | Block           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | COLDWELL BANKER COBURN REALTY |
|----------------|-------------------------------|



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Listing information last updated on October 31st, 2025 at 4:46am EDT