

\$675,000 - 9 East Mary Street, Prince Edward County (picton)

MLS® #X12467460

\$675,000

3 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Picton, Prince Edward County (picton), Ontario

Discover the perfect blend of investment opportunity and lifestyle living with this unique property, ideally situated on a spacious double lot on a peaceful one-way street, just one block from Picton's vibrant Main Street, in the heart of Prince Edward County. The main level is a licensed short-term accommodation, thoughtfully designed with an expansive, light-filled layout. Enjoy two inviting living rooms, a formal dining room, a well-equipped kitchen leading out to a deck making it the ideal spot for barbecuing, plus one comfortable bedroom, and a full bath. Upstairs, a versatile loft area provides a blank canvas that would be perfect for creating a family room, studio, or a luxurious primary suite to suit your needs. Step out onto the charming covered front porch, perfect for morning coffee or relaxing evenings. The lower level is configured for a long-term rental or to be owner occupied. It features a functional, open-concept layout including a bright kitchen, cozy living room, two bedrooms, a full bath, and a screened-in sunroom offering a peaceful retreat. Outside, the fully fenced backyard is a private oasis, beautifully landscaped with mature gardens consisting of a variety of unique plantings and no rear neighbours for added privacy. A community walking trail runs directly behind the property, seamlessly connecting you to a nearby park at one end and the picturesque PEC Harbour and Marina



at the other - a playground for outdoor enthusiasts. This property offers exceptional flexibility for investors, multi-generational living, or anyone seeking to enjoy the best of Prince Edward County's lifestyle and amenities. Don't miss your chance to own this special spot in one of Prince Edward County's most desirable locations! (id:6289)

Essential Information

Listing #	X12467460
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	9 East Mary Street
Subdivision	Picton
City	Prince Edward County (picton)
Province	Ontario
Postal Code	K0K2T0

Amenities

Utilities	Cable, Electricity, Sewer
Features	Carpet Free, Guest Suite, In-Law Suite
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Lot Description	93.2 x 124.5 FT
Foundation	Block

Listing Details

Listing Office	CHESTNUT PARK REAL ESTATE LIMITED
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Listing information last updated on November 5th, 2025 at 6:02am EST