

\$299,900 - 26 Elgin Street, Smiths Falls

MLS® #X12474195

\$299,900

3 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

901 - Smiths Falls, Smiths Falls, Ontario

This is a house that screams potential: an INCREDIBLE opportunity for a first-time homebuyer to move in, finish a few things & gain instant equity. Whether you want to live comfortably while watching your investment grow, or finish the work and flip for profit, this property has already done the heavy lifting. Let's address the obvious: the front porch is not winning any beauty contests...yet. But walk inside & you're greeted with a bright, spacious living room flooded with natural light, soaring ceilings, a rounded window nook with huge windows, an original solid staircase, and a newer gas woodstove ready to anchor the space. Paint on staircase is ready to be stripped, new treads are on-site. The transformation will be a stunning focal point. The drywall AND insulation has been completed: walls are ready for your paint colours of choice. Almost all windows have been replaced with high-quality German-imported models: because someone invested in longevity and energy efficiency so you wouldn't have to. The kitchen offers a solid footprint with open dining space. Upstairs, you'll find 3 bedrooms and a full bathroom renovated just a few years ago. The beautiful original doors, trim, and transom windows remain intact: rare features that add character and value. New hardwood flooring is on site. The third floor is currently great storage, but easily could be converted into a loft. There is an additional room off the kitchen that could be torn down & rebuilt as a garage or an



apartment. The lot is surprisingly huge and could be gorgeous with a bit of clearing. The roof has been completely redone with concrete shingles. Insulation & plywood. The entire house has been re-insulated. Plumbing and electrical have also been redone (15 yrs ago) All the expensive, time-consuming work is done. What's left is the rewarding part: the finishing touches that create instant equity and let your style shine. (id:6289)

Essential Information

Listing #	X12474195
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	26 Elgin Street
Subdivision	901 - Smiths Falls
City	Smiths Falls
Province	Ontario
Postal Code	K7A3C4

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Furniture
Heating	Natural gas Forced air
Cooling	Window air conditioner
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	65.6 x 95 FT ; none under 1/2 acre
Foundation	Stone

Listing Details

Listing Office	REAL BROKER ONTARIO LTD.
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