

\$549,900 - 8 Reynolds Crescent, Belleville (belleville Ward)

MLS® #X12478169

\$549,900

6 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

Belleville Ward, Belleville (belleville Ward),
Ontario

Large home (3000sqft+) with multiple living or rental opportunities. Unique & versatile 2-sty DUPLEX or RESIDENCE WITH IN-LAW SUITE. Perfect for large families, multigenerational living, student rental, or INVESTORS seeking income potential from 2 or 3 rental units offering potential gross rental income of \$57,600 & cap rate of 8.6%. MAIN HOUSE/UNIT: With 2,200sqft above grade, this space features 5 generously sized bdrms, 3 baths, an eat-in kitchen with appliances, formal living & dining rms, & a main floor family rm with wood accent walls, a wet bar, & bar fridge. Almost all of the main lvl has been recently renovated (Fall 2025) with new vinyl plank flooring & paint. The main lvl also includes a 2-pce bath/laundry combo for added convenience. Upstairs, you'll find 5 large bdrms & a renovated 3-pce bath with a glass & tile shower. A side entrance leads to the partially finished bsmtt (independent from the separate rental unit), already equipped with a 3-pce bathroom, a bdrm, & 1 of 3 laundry areas, making it ideal for future conversion to a potential 3rd unit. LOWER 1 BDRM SUITE: Around back there is a fully self-contained bachelor/1 bdrm suite with its own private entry, hydro meter, heating system (electric baseboard plus ductless heat pump), laundry, & kitchen with appliances. Altogether, the property offers 6 bdrms, 4 bathrooms, & 3



full laundry areas. Outside, the private, partially fenced yard with mature trees sits on nearly 0.24 acres & provides paved parking for 5+ vehicles. The detached dbl+ garage is a standout feature insulated & equipped with 2 sep. doors, a side-access workshop, & a loft for storage. Garage is perfect for hobbies, a workshop, or vehicle storage. Additional highlights include a nat. gas furnace (approx. 2020), C/Air, owned hot water on demand, brick & siding exterior, & asphalt shingles. Located close to amenities, shopping, & Hwy 401, checking all the boxes for space, versatility, & income potential. Income & expenses available. (id:6289)

Essential Information

Listing #	X12478169
Price	\$549,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	8 Reynolds Crescent
Subdivision	Belleville Ward
City	Belleville (belleville Ward)
Province	Ontario
Postal Code	K8P2W7

Amenities

Amenities	Golf Nearby, Hospital, Marina, Park, Public Transit, Separate Heating Controls, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Level, In-Law Suite
Parking Spaces	7
Parking	Detached Garage, Garage

of Garages 2

Interior

Appliances Garage door opener remote(s), Water Heater - Tankless, Water Heater, Water meter, All, Dishwasher, Dryer, Garage door opener, Microwave, Range, Stove, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 2

Basement Apartment in basement, Separate entrance

Exterior

Exterior Aluminum siding, Brick

Lot Description 46.3 x 190 FT ; Very Irregular Shape

Foundation Concrete

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 27th, 2025 at 7:46pm EDT