

\$575,000 - 2 BELVEDERE Avenue

Listing ID: 40601571

\$575,000

3 Bedrooms, 2 Bathrooms, 2486

Single Family

2 BELVEDERE Avenue, Parry Sound,
Ontario, P2A1Z9

Discover this spacious 3-bedroom home in the heart of Parry Sound, offering stunning views of the Parry Sound Harbour. The main level features separate living and family rooms, perfect for entertaining and family living. Each room, including a master bedroom with a sizeable 4-piece ensuite, is generously proportioned. The expansive lower level boasts over 9-foot ceilings and includes a private entrance and walkout, presenting outstanding potential for conversion into an accessory apartment or even a duplex with both levels. This space is ideal for developing into an in-law suite now or a future 2+ bedroom apartment, maximizing the property's versatility and investment potential. Parking is abundant, with two spaces on Belvedere Avenue, two in front of the lower level, and three additional spaces in front of the sun-drenched deck. The home has a newer hot water tank and a natural gas boiler that ensures efficient radiant heating. Located in downtown Parry Sound, the property is just steps from shopping, restaurants, cultural hubs like the Stockey Centre and Bobby Orr Community Centre, fitness trails, the scenic waterfront and beaches. This home offers lifestyle and development opportunities, perfect for various living arrangements and

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investment potentials. (id:50245)

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