

\$800,000 - 53 EDGEWATER Road

Listing ID: 40614716

\$800,000

3 Bedrooms, 3 Bathrooms, 2208

Single Family

53 EDGEWATER Road, Wasaga Beach,
Ontario, L9Z2W3

Are you looking for a newer Wasaga Beach house, one built by a very well respected local, Wasaga Beach developer? Somewhere with 5 star curb appeal, meticulously maintained & just steps to the Nottawasaga River. Which real estate cliché is most appropriate: “move in ready”, “location, location, location” or maybe both. Walking through the front door it is obvious how immaculate this custom built home is. Extra width baseboards, rounded corners, 9 foot ceilings, hardwood & ceramic tiles. It is not just about style though. The floorplan is practical, flexible & will appeal to couples, retirees, those looking to downsize & small families. Oversized entrance foyer with inside entry to the full double garage that is both insulated & drywalled, leads to a semi open plan living room & eat in kitchen. Light & space is not a problem. A kitchen that will undoubtedly be a favourite area with quartz countertops, glass tile backsplash, stainless steel appliances & pot lights. Master suite has more than enough room for a king bed + ensuite including stylish & modern glass walk in shower. 2nd double bedroom completes the main floor. Do you need more space? The basement is already partially finished with a rec room, large bedroom, 2

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piece bathroom with plumbing in place for a shower (choose your own style) & laundry area. Unfinished area is perfect for adding equity with a further bedroom or home office. Plenty of storage. Stores, restaurants and of course the beach are 5 minutes drive away & just 10 minutes to the new twin pad arena or casino. Outdoor lovers will love the river access steps away; the nearby Wasaga Beach Nordic & Trail Centre is the starting point for over 50 km of hiking trails, including sections of the Ganaraska Trail during the summer; enjoy cross-country skiing, skate skiing, snowshoeing, and fat-biking over the winter months. Million dollar riverfront homes opposite ensure the value & exclusivity of Edgewater Road.
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Last Modified: 03/07/2024 09:31:47 AM
Listing Office:RE/MAX By the Bay Brokerage (Unit B)