

**List Price: \$289,500**



**MODERN BROCK GROUP**  
Real Estate Brokerage

**905 George St. Cardinal, ON. K0E 1E0**

Attention first time home buyers or investors looking for an affordable property. Located in the village of Cardinal, this bungalow is primed for a buyer that is looking for a property with huge upside. The family home for over 40 years is hitting the market for the first time since 1980. Boasting 3 bedrooms and 1 full bath, the home is spacious enough to move in right away, while working away at putting your own personal touches. The home is situated on a corner lot on a quiet street, and just blocks from the St. Lawrence River. There are hardwood floors on the main level that have been refinished. The basement is unfinished but has loads of space to potential finish a recreation room. The furnace is approx. 5 years old. The roof is approx. 10 years old. Come view this home today before it's gone.

**Inclusions:** Stove ('As Is'), Refrigerator ('As Is'), Washer ('As Is'), Dryer ('As Is'), Upright freezer in basement ('As Is'), All window coverings, Shed, Cabinets in garage

**Taxes:** 1984 (2024)



**Jon LaBrash**

REALTOR®

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## Property Client Full

905 George Street, Edwardsburgh/Cardinal, Ontario K0E 1E0

Listing

905 George St Edwardsburgh/Cardinal

Active / Residential Freehold / Detached

MLS® #: X11890437

List Price: \$289,500

New Listing



Leeds & Grenville/Edwardsburgh/Cardinal/806 - Town of Cardinal

Tax Amt/Yr: **\$1,984.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **0**  
Legal Desc: **LT 41 PL 25 CARDINAL; PT LT 42 PL 25 CARDINAL AS IN PR61478; EDWARDSBURGH/CARDINAL TWP. GRENVILLE COUNTY**

Style: **Bungalow** Rooms Rooms+: **9+1**  
Fractional Ownership: **No** BR BR+: **3(3+0)**  
Assignment: **No** Baths (F+H): **1(1+0)**  
Link: **No** SF Range:  
Storeys: **1.0** SF Source:  
Lot Front: **65.16** Fronting On: **S**  
Lot Depth: **92.50**  
Lot Size Code: **Feet**  
Zoning: **R-Residential**  
Dir/Cross St: **George Street/Benson Street**

PIN #: **681520422**  
Holdover: **90**  
Possession: **Immediate**

ARN #: **070170200519400**  
Possession Date:

Contact After Exp: **No**

Kitch Kitch + **1 (1+0)**  
Fam Rm: **Yes**  
Basement: **Yes/Full, Unfinished**  
Fireplace/Stv: **Yes**  
Fireplace Feat: **Fireplace Insert, Natural Gas**  
Interior Feat: **Carpet Free, Primary Bedroom - Main Floor, Water Heater Owned**  
Heat: **Forced Air, Gas**  
A/C: **Yes/Central Air**  
Apx Age: **51-99**  
POTL/Mnth Fee: **No**  
Retirement: **No**  
Property Feat:  
Roof: **Asphalt Shingle**  
Foundation: **Concrete Block, Poured Concrete**

Exterior: **Wood**  
Drive: **Available**  
Gar/Gar Spcs: **Detached Garage/1.0**  
Drive Pk Spcs: **1.00**  
Tot Pk Spcs: **2.00**  
Pool: **None**  
Energy Cert: **No**

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available**  
Water: **Municipal**  
Sewers: **Municipal**  
Special Desig: **Unknown**

Under Contract:  
View:

Dev Charges Paid:  
Lot Shape: **Rectangular**  
**Remarks/Directions**

HST App To SP: **No**  
Lot Size Source: **GeoWarehouse**

Client Rmks: **Attention first time home buyers or investors looking for an affordable property. Located in the village of Cardinal, this bungalow is primed for a buyer that is looking for a property with huge upside. The family home for over 40 years is hitting the market for the first time since 1980. Boasting 3 bedrooms and 1 full bath, the home is spacious enough to move in right away, while working away at putting your own personal touches. The home is situated on a corner lot on a quiet street, and just blocks from the St. Lawrence River. There are hardwood floors on the main level that have been refinished. The basement is unfinished but has plenty of space to potential finish a recreation room and expand the living space of the home. The furnace is approx. 5 years old. The roof is approx. 10 years old. Come view this home today before it's gone. 24 hour irrevocable for all offers.**

Extras: **Inclusions: Stove ('As Is'), Refrigerator ('As Is'), Washer ('As Is'), Dryer ('As Is'), Upright freezer in basement ('As Is'), All window coverings, Shed, Cabinets/workbench in garage. 24 hour irrevocable for all offers.**

Listing Contracted With: **MODERN BROCK GROUP REALTY 613-802-7917**

Prepared By: **JON LABRASH, REALTOR Salesperson**

Date Prepared: **12/12/2024**