

CA\$519,000



## 2717 Goodin Rd

Charming Country Living in Spencerville – 2717 Goodin Road

Welcome to this warm and inviting 3-bedroom, 2-bathroom home set on a peaceful 0.72-acre lot in the heart of Spencerville. Just minutes from Highway 416 and within walking distance to the charming village, this property offers the ideal mix of small-town serenity and quick access to Prescott, Kemptonville, and beyond.

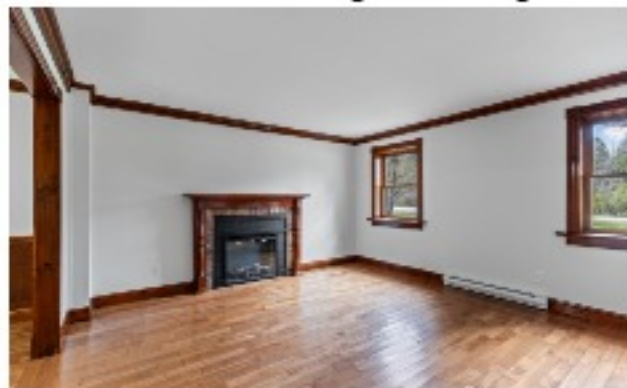
Step inside to discover a bright, functional layout with plenty of space for a growing family. Recent upgrades bring both comfort and efficiency, including a new propane gas insert in the living room, a cozy electric stove in the family room, and modern electric baseboard heating throughout. A new heat pump with a 10-year transferable warranty has been added—providing both heating and cooling while helping you save on energy costs.

The home also boasts a durable metal roof for peace of mind and comes complete with appliances, making it move-in ready with room to add your personal touch. Outside, enjoy the scenic surroundings and the vibrant community spirit with the Spencerville Fairgrounds right next door—a hub for seasonal events and local gatherings.

- Prime location with easy highway access
- Multiple cozy heat sources for year-round comfort
- Move-in ready with thoughtful updates throughout

Don't miss this opportunity to enjoy peaceful country living with modern conveniences—schedule your private showing today!

#SpencervilleRealEstate #CountryCharm #MoveInReady #OntarioHomes #HouseHunting #NewListing #HomeSweetHome #FamilyHome #BuySellInvest #CharmingEscape



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