

# \$1,295,500 - 54 ALBION Lane

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## Listing ID: 40352713

**\$1,295,500**

3 Bedrooms, 2 Bathrooms, 1740

Single Family

54 ALBION Lane, Tiny, Ontario, L9M0J2

Great value in this modern, new, ranch bungalow!! Steps to sandy public beaches on Georgian Bay! This 1,740 sq. ft. ranch bungalow includes 3 bedrooms / 2 full bathrooms on the main level with 9 ft. and vaulted ceilings in the open concept living area. Large and functional kitchen comes with many upgrades like large island with sink, built in appliances, pantry with pull out shelves and granite counter-tops. Living room features a gas fireplace and walk out to a deck that is also accessible from the primary bedroom. Primary bedroom with ensuite and walk-in closet. Main floor laundry. Hardwood and ceramic flooring. Municipal water. Attached triple garage with inside entry. Full, high, unspoiled basement includes ICF foundation, walk out to the back yard, rough in for a third bathroom and central vacuum. Large 1/3rd acre lot. Albion Lane is a sought after street within a 5 minute drive to deli's, restaurants and LCBO. 15 minutes to conveniences in the towns of Midland and Penetanguishene and marinas in the gateway to the 30,000 islands. 90 minutes to the GTA. (id:37775)

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Last Modified: 01/12/2022 05:22:29 PM

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