

\$120,000 - 215 518 Highway E

Listing ID: 40367948

\$120,000

, 1.76 acres

Vacant Land

215 518 Highway E, Emsdale, Ontario,
P0A1J0

This 1.76-acre, beautiful lot is located in the heart of Almaguin on the edge of Emsdale.

Almaguin is considered a recreational paradise by many with lakes, trails, and wildlife. This convenient lot is treed and private, with a gentle slope. From this property, you can walk to the Perry Mart variety store with LCBO, pizza shop, playground, ballpark, and outdoor ice rink. There is a new library and community center scheduled to open in August 2023 within walking distance as well. The Public school is nearby. *Close to MANY lakes, ATV trails, Algonquin Park, Arrowhead Park, Hidden Valley, Clear Lake, Doe Lake, Magnetawan River, Brooks Falls, and much more. This amazing area offers endless recreational enjoyment. With easy access to HWY 11, this Property is **Only 15 minutes to Huntsville & 10 Mins. to Burksfalls & Noavar if you need shopping, restaurants, and town amenities. Here are some details on just some of the nearby areas: *Ontario's Biggest Little Town of Kearney (7 minutes away), boasts stunning lakes with beaches, boat launches, and fantastic fishing, as well as endless ATV and snowmobile trails to explore for year-round enjoyment and events. Kearney is a gateway to Algonquin Park with three

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access points - one at Tim Lake, one at Magnetawan Lake, and most popular, at Rain Lake. Crown land is abundant here as well. There is a neverending opportunity to explore here, canoeing, fishing, and hiking. *Clear lake, (10 minutes away) has a beach, dock, and boat launch. *Doe lake, (10 Minutes away) has a sandy beach, boat launch, playground, BBQ facilities, ice cream parlor, and golf nearby. There is access to the Magnetawan River from Doe Lake. *Brooks Falls (6 minutes away) is a great place to enjoy the scenery, picnics, and a nice hike. The successful purchaser will need to apply for an Entrance permit (change of ownership) at no cost to have it transferred to their name. Here's your opportunity to scoop up this great lot in a fantastic location! (id:37775)

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Last Modified: 27/01/2023 03:01:50 PM
Listing Office: Chestnut Park Real Estate Limited, Brokerage, Huntsville