

Austin & Austin

Realty Brokerage

Austin & Austin Realty • #3-35 Whyte Avenue, Box 790, Dryden, Ontario, P8N 2Z4 • Fax (807) 223-5933 Phone (807) 223-6215



\$750,000

77 Bedworth Road

17 Acres +/-

Completely Renovated & Modernized Raised Bungalow featuring 3 Bedrooms, 3 Baths and a walk-out basement etc. set on 17 wooded acres +/- within the City of Dryden Approx. five minutes from all services. Thoughtfully redesigned starting 2022 with energy efficient upgrades, modern standards, upscale finishes and accessibility features throughout. The 26' x 26' garage has been divided to include a studio/workshop with gas fireplace for versatility. Surrounded by peaceful natural beauty! Listing Sales Representative: Dimpal Patel R-1527

"Proudly Serving Dryden & Area Since 1947"

Open Concept Bright Modern Kitchen



Glass door wall cabinet/access to front stairs



Custom wall cabinet with display/charging unit



Bright LR+custom wdw. seat/open shelving unit



2026 custom white and blue Tri-Me cabinets



Forest View to the South



Direct grocery transfer access to Kitchen



Primary Bedroom with full height IKEA closets



Office/Den/Nursery Room



En-suite with heated floor, in mirror lighting



En-suite with heated towel rack



En-suite Main floor



Main floor 2 piece Bath



Widened staircase



Bedroom down with ample closets



Bed/sitting room with ample closets down



Enlarged bath down with accessible features



Bath down with heated towel rack



Family room/Rec room



Rec Room



Combined Laundry with Kitchen



Large utility room with under stair storage



Entance to the living room



Walk-in Basement with Patio



Attached Garage with 100 amp service



Functional studio/craft/workspace



Studio with work counter and a sink



Studio with a Gas Fireplace



Garage with 6" Rockwool R22 insulation all side



Vacant Land access point towards south



South view of train tracks



Old Garage on vacant land



South Forest view



List Price: \$750,000 **Address:** 77 Bedworth Road
File Number: R-1527 **Zoning:** RR, RU
Legal: PIN#420880552, PIN#420880564
Lot Size: Approx. 17 acres +/- **Taxes:** \$3,184 (2026)
House Size: 1135 sq.ft. +/- **MPAC Assessment:** \$157,000
Estimated Age: 1962 **Style:** Bungalow Raised
Exterior Finish: Spray Cork Stucco (2026) **Roof Cover/Age:** Shingles 2022
Driveway: Gravel **Window Style:** Triple Pane(2023-2026)
Foundation: Poured Concrete, Concrete Block **Basement Size:** Full
Basement Finish: Finished
Heat/Cost: F/A Gas \$1,056.50/yr.92(2026) incl. Gas f/p in Studio **Plumbing:** Pex, PVC(2022-26)
H.W.T. Owned (2024) **Garage:** Att.26'x26' incl. 13'x26' studio/w.shop
Panel: 200 **amp panel** **Consumption:** \$1999/yr (all new elect. wiring 2022-26)
Detached Units: Old garage on vacant land
Septic System: Septic (5818L.)-2023
Water System: Drilled Well (2023) & dug well remains ready to make operational
Rooms **Bedrooms**
Kitchen: 15' x 12' open concept **1:** Main 12' x 12'
Dining Room: Eat-In **2:** Main Office/Den 8' x 6'
Living Room: 21'x12' **3:** Lower 13'11 x 12'
Other: Combined Laundry & Kitchen, Utility room **4:** Lower 15' x 11'1"
Baths: Main 3pc, Main 2pc, Lower 3pc **5:** Family room Lower 12' x 13'
Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer
(IKEA) bookshelves & closets

*All Information contained herein is from sources deemed reliable,
but no responsibility is assumed regarding complete accuracy thereof.*

77 Bedworth Road R-1527

A RARE BLEND OF MODERN COMFORT, PRIVACY & NATURE

This is more than a renovated house—it is a flexible property designed around modern living, privacy, accessibility, nature and future possibilities which is set in 17+/- wooded acres within the City of Dryden. Located approximately five minutes from the downtown, the property is close to shopping, services, the hospital and recreational amenities, while Sandy Beach Park and the Golf Course on Wabigoon Lake are just a short drive.

Originally built in 1962 with durable 8 inch cement block construction, this raised bungalow has been comprehensively transformed since 2022. The original foundation and solid masonry structure remain, while virtually everything inside including Interior finishes, insulation, electrical and plumbing were removed and the home was completely reframed, insulated, rewired, replumbed and refinished.

The thoughtfully redesigned layout provides flexibility for a family, multigenerational living, couples, and unrelated occupants, a home-based lifestyle, or potential future accommodation/wellness use, subject to applicable approvals.

The main floor creates an inviting open concept kitchen, dining and living area, complemented by an enlarged primary bedroom, private 3pc en-suite, 2pc bathroom and den/nursery.

The walk-out lower level offers two large bedroom/sitting rooms, generous closet storage, an accessible bathroom, family/entrance room, laundry/kitchenette and a spacious utility/storage area.

The bright open kitchen is one of the home's central gathering spaces, featuring 2026 custom white and blue cabinetry by Tri-Me Cabinets, a custom live edge wood counter, display and charging areas, custom window seat/storage cabinetry and carefully positioned lighting.

Quality appliances and fixtures include a Bosch stainless steel dishwasher, Broan stainless steel finish hood fan with insulated direct vent and large linear single basin stainless steel sink with food preparation accessories and pulldown sprayer faucet.

Large new modern windows fill the main living spaces with natural light while bringing the surrounding forest indoors. Enjoy forest views, cross breezes and beautiful sunset views from the comfort of the home.

The bathrooms feature quality fixtures and finishes including:

TOTO Washlet toilets, Grohe thermostatic shower systems, heated towel racks, illuminated mirrors, porcelain tile, pebble shower details and in-floor heating.

EXTENSIVE UPGRADES, THOUGHTFULLY INTEGRATED

Exterior improvements include:

- New asphalt-shingle roof on house and garage — 2022
- New triple pane ENERGY STAR windows with Solar ban 60 Low-E glass — 2023–2026
- Custom Inkster Park entry doors with triple Low-E argon glazing
- Spray Cork stucco exterior finish — 2026
- Garage waterproofing and exterior refinishing 2025-26
- Dark blue stained wood siding and coordinated exterior detailing
- Reconfigured gravel driveway
- Entrance patios and improved exterior drainage

Infrastructure & energy-efficiency upgrades:

- Complete septic system replacement — 2023
- 5,818 litre septic tank with effluent filter and pump
- Raised three run septic field
- New approximately 75 foot drilled well
- Existing spring fed dug well retained
- Pentair water softener and iron filtration system
- 230 litre Bradford White electric hot water tank
- Fantech HRV with new room by room ducting
- High-efficiency Keep Rite natural gas furnace
- Germicidal air purification system
- Completely new forced air ductwork
- New 200 amp house electrical service with 100 amp garage service
- New plumbing throughout
- New light fixtures, smoke, fire and CO2 detection units as per code

Interior details that make the difference:

- Rockwool insulation throughout perimeter and interior walls
- Enhanced thermal insulation to exterior walls
- Sound and fire insulation between interior spaces
- Engineered hardwood flooring throughout main living areas
- Engineered cork flooring in lower level bedrooms

- Commercial carpet tile at selected entrances/family areas
- Vinyl plank flooring in laundry/kitchenette
- Porcelain tiled bathrooms with pebble shower accents
- Custom storage and built-ins
- Charging outlets and abundant electrical receptacles
- New five panel wood interior doors
- Custom lighting and wall sconces
- Motion activated closet and utility lighting

A GARAGE THAT OFFERS MORE

The substantial 26' × 26' attached cement block garage has been transformed into two highly useful spaces:

13' × 26' Studio/Office/Creative Space

A finished, insulated year round space featuring a sink and work counter, Napoleon fireplace, extensive lighting, numerous electrical outlets, triple pane window, energy efficient doors, Dri-Core subfloor and versatile IKEA storage.

12' × 26' Garage/Workshop

A practical one car garage with workshop space, poured concrete floor, 100 amp electrical service, work counters, upper cabinets, wall storage, extensive outlets, attractive wood look garage door and automatic opener.

Both spaces were insulated with 6 inch Rockwool R22 insulation, framed, drywalled and finished.

Beyond the home is an extensive wooded property offering privacy, recreation and a peaceful natural environment. The house occupies the Rural Residential zoned portion, while the remainder is zoned Rural, offering a variety of potential permitted recreational or business opportunities, subject to municipal approvals and applicable regulations.

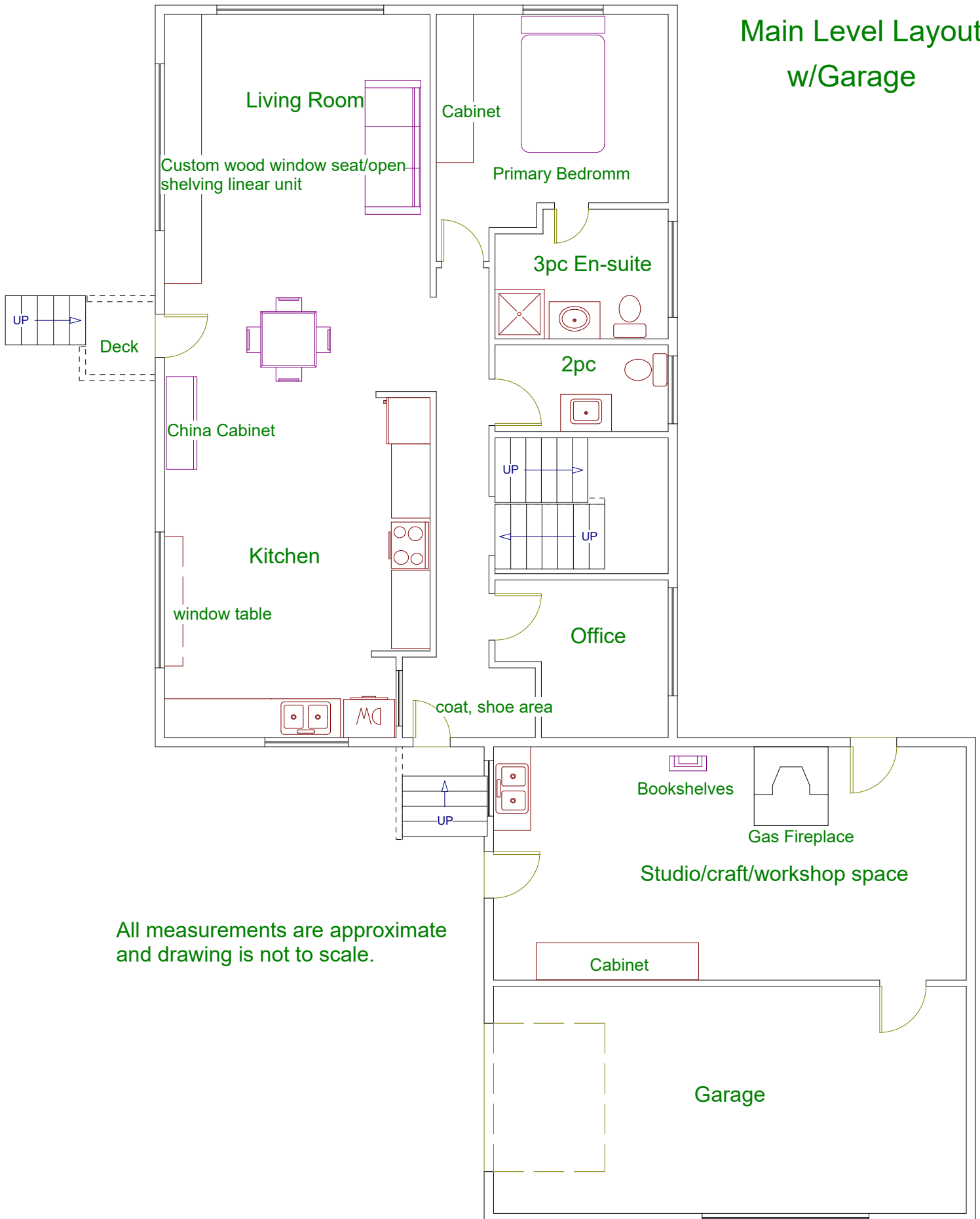
The major renovation work is complete—giving the next owner the opportunity to simply move in, enjoy the property and decide how best to use the land.

Flexible possession is available!

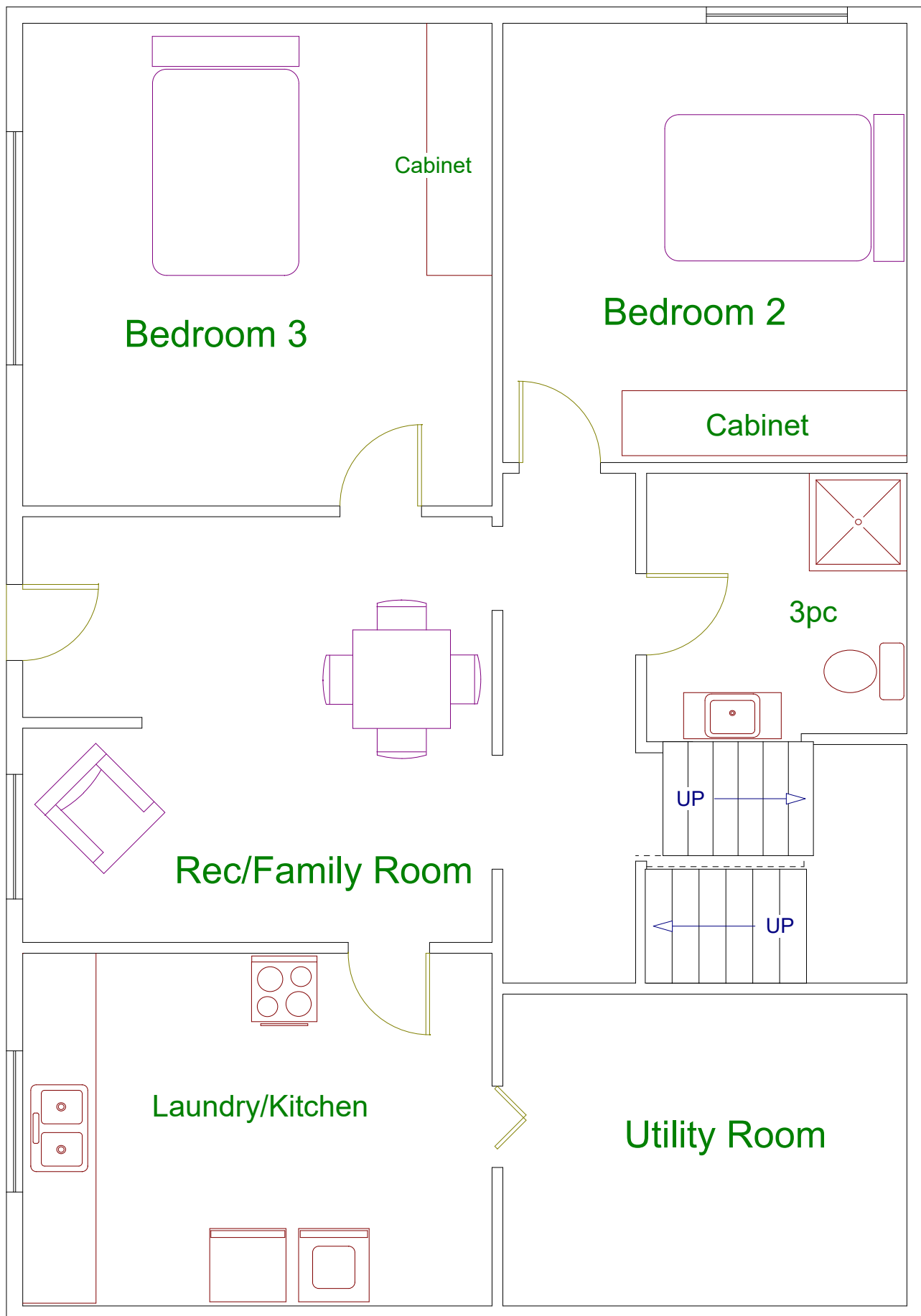
R-1527

77 Bedworth Road, Dryden

Main Level Layout w/Garage



R-1527 77 Bedworth Road Lower Level Layout



Floor Plan not to scale.
Measurements are approximate.

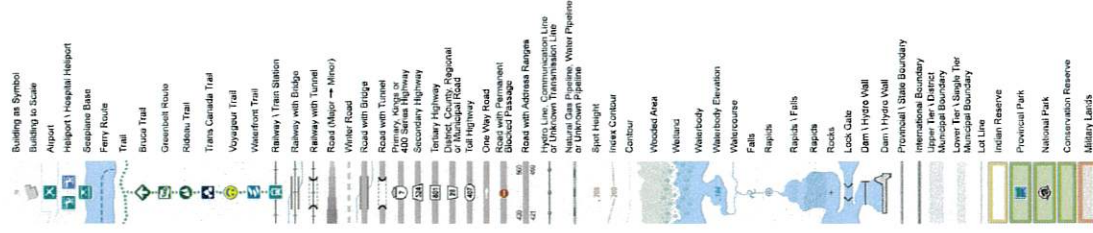
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Legend



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