

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



\$224,900

169 Wilde Street

47' x 143'

Great location, steps away from Milestone Rink & Pickle Ball Courts. This 2 Bedroom Bungalow has seen many updates over the years. Featuring original hardwood flooring throughout the living room, hall and both bedrooms. Updated 4pc main floor bath, many windows throughout allowing lots of natural light. Situated on a well treed private lot with back lane access that allows access to the older 1 car garage. Quick possession is available & appliances included to get you started. This property would make the perfect first home, book your appointment to view today.

Listing Sales Representative: Brenda De Smit H-1833

"Proudly Serving Dryden & Area Since 1947"

Great cabinet & counter Space!



Additional Pantry Storage & more counter space



Bright living room with original Hardwood Floors



Front Bedroom with 2 Windows



Back Bedroom with 2 windows



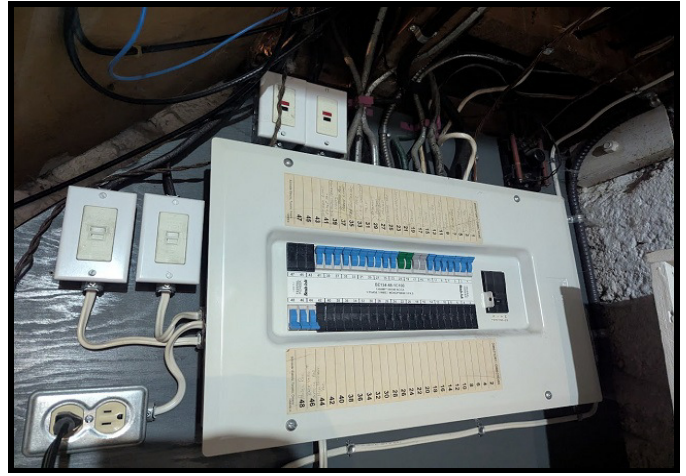
Updated 4pc main Bath



Basement, ready to finish as you wish



100 amp Panel



Backyard, well treed



Walk to play Pickle Ball, you're steps away



1 Car Garage



Milestone Rink is steps away



Pickle Ball out your back door.



List Price: \$224,900 **Address:** 169 Wilde Street
File Number: H-1833 **Zoning:** Residential
Legal: Pcl 20226 SEC DKF; Lt 93 PL M273, Dryden Pin # 420850425
Lot Size: 47.93' x 143.84' **Taxes:** \$1,785 (2026)
House Size: 752 sq.ft.+/- **MPAC Assessment:** \$88,000
Estimated Age: 1949 **Style:** Bungalow
Exterior Finish: Stucco **Roof Cover/Age:** Shingles (2005)
Driveway: Front paved, rear off back lane natural **Window Style:** Vinyl & Slider
Foundation: Poured Concrete **Basement Size:** 737 sq.ft.+/-
Basement Finish: Laundry, utility, storage, den/office
Heat/Cost: F/A Gas (2017) Average \$199 during winter **Plumbing:** Copper/ABS
H.W.T. Owned **Garage:** Single Detached
Panel: 100 **amp panel** **Consumption:** Average \$80-\$100/month
Detached Units: None
Septic System: City metered services
Water System: City metered services

Rooms **Bedrooms**
Kitchen: 11'6 x 9'4 **1:** 11'6 x 11'6
Dining Room: _____ **2:** 8'1 x 11'5
Living Room: 13' x 11'6 x irr **3:** _____
Other: _____ **4:** _____
Baths: 4pc Main **5:** _____
Inclusions: Fridge, stove, washer & dryer.

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

169 Wilde Street

H-1833

The perfect first home or investment property.

With a combination of great location, close to schools and Milestone right in your backyard this property definitely ticks off many boxes.

752 sq.ft. 2 bedroom, 1 bath Bungalow located on a well treed lot that features a driveway off the front as well as back lane access with additional parking and the 1 car garage.

The home is in very nice condition, it features many windows throughout allowing lots of natural light, even both bedrooms each have 2 windows.

Updated 4pc Bath

Beautiful original hardwood floors that carry throughout the living room, hall to both bedrooms.

The kitchen features great cabinet and counter space and the appliances are included to help you get started.

The basement is ready for you to develop to suit your needs. Large utility room for storage that houses the laundry. Another space that would make a great recreation room and currently a separated room that would make a great office/craft room or turn into another bedroom if you wish. Lots of options for growth.

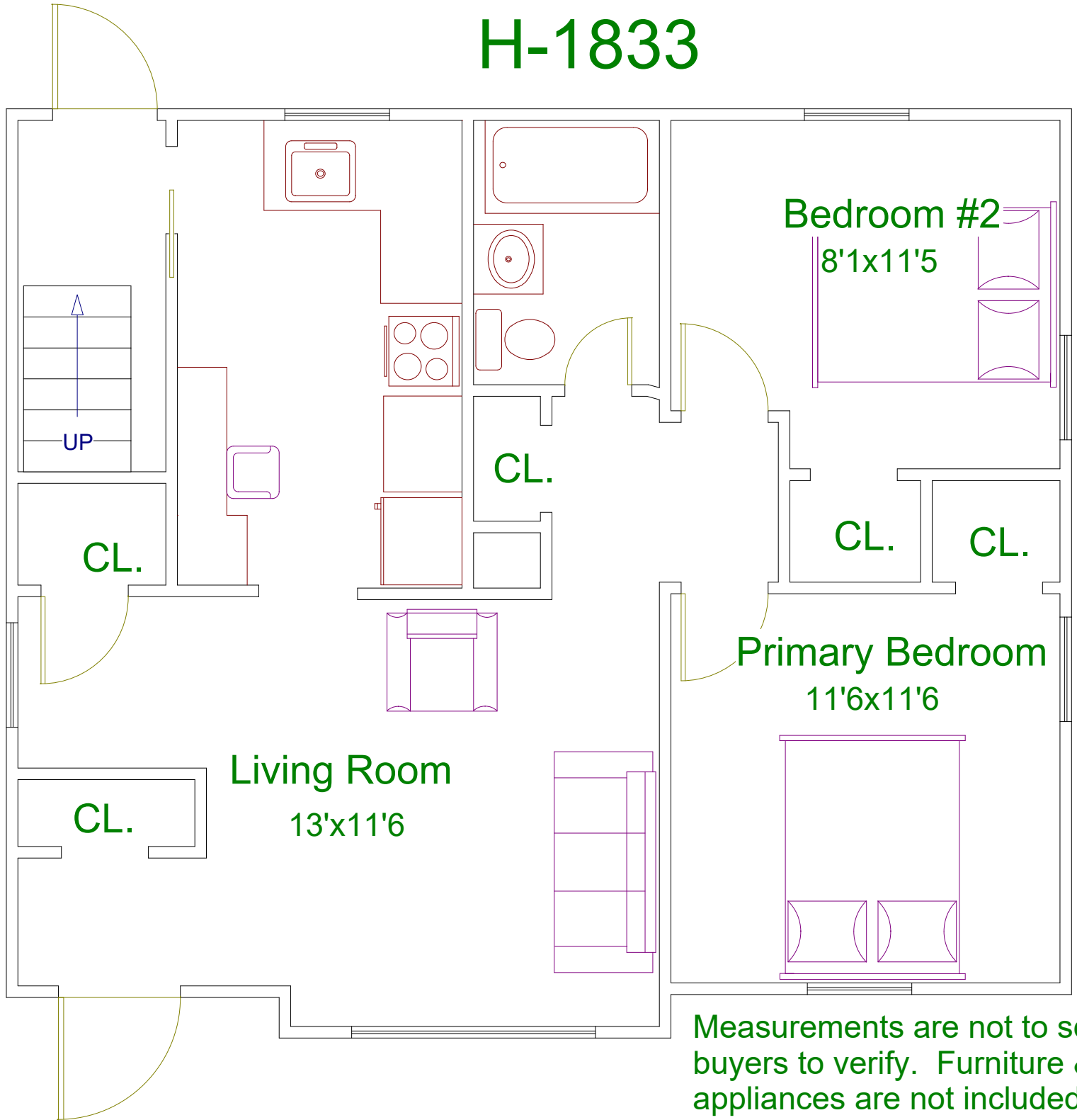
How about having a skating rink right out your back door? Your kids will enjoy being steps away from skating with their friends in the winter.

How about joining the new Pickle Ball rage and seeing what all the hype is about, you're steps away from having fun yourself.

Book your appointment today...this gem won't last long!!

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H-1833



Measurements are not to scale,
buyers to verify. Furniture &
appliances are not included, for
display purposes only.

Dryden



10/20/2026, 10:35:21 AM

Dryden Water Bodies

Lakes

Wetland

Properties Updated

1:1 128

0 0.01 0.01 0.03 0.03 mi

0 0.01 0.01 0.03 0.05 km

City of Dryden; Union Gas; Hydro One; Esri Canada