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**



$185,000	23 Victoria Street, Wabigoon	125' x 120'

Charming very well maintained 1,128 sq.ft., 3 bedroom home on a generous landscaped lot. The living room with hardwood floors, eat-in kitchen, Single car garage with a shop, as well as a 18' x 20' shed for all your storage needs. Two driveways allow great access, as well as room for all your toys!
Listing Sales Representative: Judy Grant R-1531

Kitchen



Living Room



Bedroom main floor



4pc Bath



Bedroom upstaiirs



Bedroom upstairs



Sitting area upstairs



Laundry area downstairs



Front of home



24' x 24' Detached Garage



List Price: $185,000 ***Address:*** 23 Victoria Street, Wabigoon

File Number: R-1531 ***Zoning:*** Rural Residential

Legal: PCL 28030, SEC SRO; LT 10-11, BLK 21, PL M36; District of Kenora

Lot Size: 125’ x 120’ ***Taxes:*** $469.55 (2026)

House Size: 1128 sq.ft. ***MPAC Assessment:*** $84,000

Estimated Age: 1950’s ***Style:*** 1 ½ storey

Exterior Finish: Vinyl siding ***Roof Cover/Age:***

Driveway: natural ***Window Style:*** mixed

Foundation: Block/Poured ***Basement Size:*** full

Basement Finish: unfinished

Heat/Cost: F/A Propane $1375/yr ***Plumbing:*** mixed

H.W.T. Rental ***Garage:*** 24’ x 24’ Detached w shop

Panel: 100 ***amp panel*** ***Consumption:*** $1062.95/year

Detached Units: 18’ x 20’ Shed

Septic System: Drilled well

Water System: Tank & field

Rooms		***Bedrooms***	
Kitchen:	8’8′x 15’3”	***1:***	8’ x 10’5 main
Dining Room:	combined	***2:***	9’9” x 11’2” upstairs
Living Room:	13’5” x 16’3”	***3:***	9’9′x 9’8” upstairs
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.

23 Victoria Street, Wabigoon

R-1531

A Charming 1 ½ Storey, three bedroom, 4pc Bath, nestled in nature in an unorganized area.

Pride of ownership evident throughout this very well maintained property.

The Outside Complete with two driveways one on each side of the home, to access the large backyard. 24’ x 24’ Detached Garage with shop area, as well as a 18’ x 20’ shed for all your storage needs. Both insulated & wired.

Welcoming veranda allows a lovely view of the property. Continue in to the efficient kitchen with an abundance of counter space, with a dining area. Fridge & stove will remain.

The living room generous in size with hardwood floors, main floor bedroom or if you wish a separate ding room. A second room leads off this area to a bedroom, sitting room. A four piece bath completes the main level.

Upstairs offers a reading nook and spacious bedrooms.

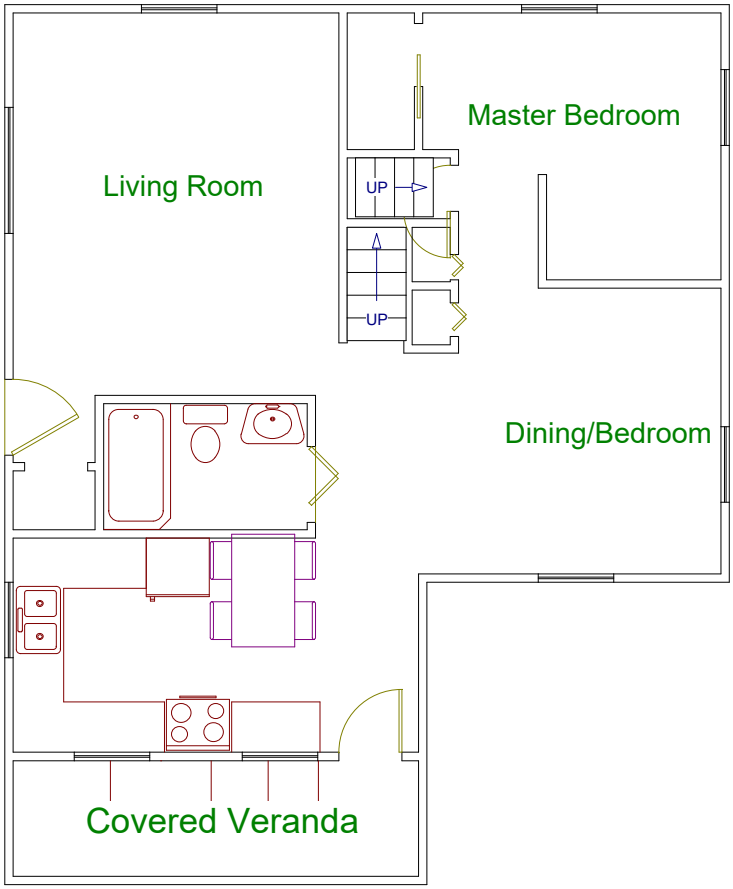
Laundry room with tub sink in the basement. Propane heat, Reliance rental hot water tank and tons of storage space.

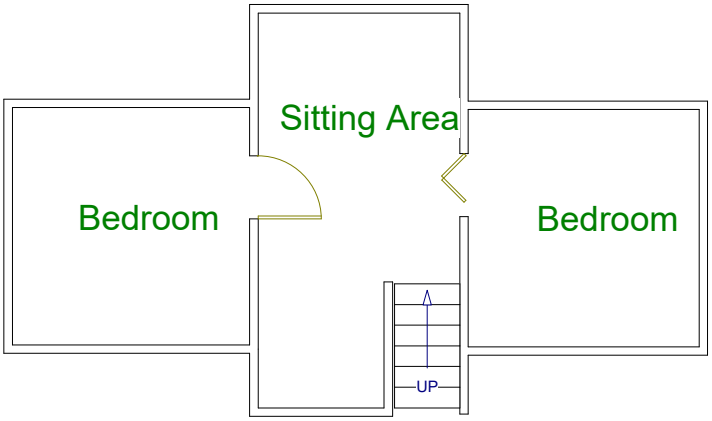
The home as well as outbuildings have metal roofs. 125’ x 100’ lot is partially fenced.

Quick Possession! Make this your new home before Christmas!

23 Victoria Street, Wabigoon, ON

R-1531





Sizes are approximate

Not to scale