



\$498,000



22 Berry Road, Gananoque, Ontario K7G 2V3



Property Information

- **Property Type:** Residential
- **Property Style:** Bungalow
- **Beds:** 3
- **Baths:** 1
- **Taxes:** \$1,945.82 / 2024
- **Lot Size:** 1.13 Acres
- **MLS®:** 40609840

Mark Malinoff
Sales Representative
Direct: 613-561-2317
info@markmalinoff.com



Royal LePage ProAlliance Realty
Independently Owned and Operated
80 Queen Street
Kingston, Ontario, K7K 6W7

Office: 613-544-4141

welcomehomekingston.com



Property Description

Escape to country living just 15 minutes from town in this charming home with a delightful front deck for relaxing evenings. Main floor features a spacious living room with wood stove, dining area with backyard views, and fully renovated kitchen (2024) with stainless steel appliances, granite counters, undermount sink, dishwasher, new cabinets, under cabinet lighting, and backsplash. Two bedrooms and updated bathroom (new vanity 2024) offer comfort. Basement provides a large bedroom, ample storage, laundry area, and rec room. Landscaped backyard with 350-ft fence, detached garage, furnace/AC/ducts (2021), ensure move-in readiness.



Property Features

- 15 Minutes to Town
- Renovated Kitchen 2024
- Beautiful backyard
- 350 ft fence
- Updated bathroom
- Plenty of storage

