99 SHELDABREN STREET, North Middlesex (Ailsa Craig)

Ontario, N0M1A0

658,407

For Sale / #X13224294



Bedroom(s): 4

Bathroom(s): 3

Lot Dimensions: 40.1 x 110.2 FT

Description

ALMOST DONE! Cannon Homes proudly presents The Freeport II, an expertly designed 4-bedroom home offering just over 2,000 sq. ft. of bright, modern living space in the desirable Ausable Bluffs community of Ailsa Craig. With thoughtful planning, quality finishes, and the ability to personalize your selections, this home is ideal for families looking to build something truly special. The main level features an open-concept kitchen, dining area, and great room-perfect for gatherings, entertaining, or cozy evenings at home. Upstairs, you will find a highly functional layout with four spacious bedrooms, all including their own walk-in closets - a rare & impressive feature that adds tremendous storage & convenience. The upper-level laundry brings everyday practicality to the forefront, making family living easier and more efficient. But the true standout is the exceptional oversized garage. Designed with real-life needs in mind, this impressive space features two 10-foot garage doors leading into a 23.6\' x 24\' garage, offering room for two full-size pickup trucks, workshop space, tools, equipment, or recreational storage. Whether you are a contractor, hobbyist, or someone who simply needs space, this garage delivers unmatched value. The Freeport II in Ausable Bluffs offers the perfect balance of small-town living with easy access to London, Grand Bend, and surrounding amenities. Includes Tarion Warranty & sodded lot. Taxes & Assessed Value yet to be determined. List price reflects the Government HST rebate. HST included with all applicable rebates assigned to the Builder. Price is contingent on Buyer eligibility and rebate implementation. (id:6772)

Features

Area	North Middlesex (Ailsa Craig)	**Sewer**	Sanitary sewer
Province	Ontario	**Style**	Detached
Country	Canada	**Stories**	2
Ownership Type	Freehold	**Acreage**	false
Property Type	Single Family	**A/C**	Central air conditioning
Building Type	House	**Total Parking**	4
Lot Dimensions	40.1 x 110.2 FT	**Open House Time**	07/11/2026 01:00:00 PM - 07/11/2026 04:00:00
Heating	Natural gas		
Water	Municipal water	**Parking**	Attached Garage,Garage,

Room Details

Second level	Primary Bedroom	4.72 m x 3.99 m

Second level	Bedroom 2	3.11 m x 3.26 m
Second level	Bedroom 3	3.11 m x 3.26 m
Second level	Bedroom 4	3.63 m x 3.02 m
Second level	Laundry room	2.53 m x 1.74 m
Main level	Living room	4.02 m x 4.75 m
Main level	Dining room	2.83 m x 3.51 m
Main level	Kitchen	3.17 m x 4.27 m
Main level	Mud room	2.87 m x 2.1 m