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Residential Freehold

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# 24 Anson Street, Minden Hills, Ontario K0M 2K0

## Listing



**24 Anson St Minden Hills**

Active / Residential Freehold / Detached

MLS® #: X12479243

List Price: **\$399,900**

New Listing



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### Haliburton/Minden Hills/Lutterworth

Tax Amt/Yr:	<b>\$1,369.47 / 2025</b>	Transaction:	<b>Sale</b>
SPIS:	<b>No</b>	DOM:	<b>0</b>
Legal Desc:	<b>LT 3 PL 594; MINDEN HILLS</b>		
Style:	<b>Bungalow</b>	Rooms Rooms+:	<b>10+0</b>
Fractional Ownership:		BR BR+:	<b>3(3+0)</b>
Assignment:		Baths (F+H):	<b>1(1+0)</b>
Link:	<b>No</b>	SF Range:	<b>1100-1500</b>
Storeys:	<b>1.0</b>	SF Source:	<b>LBO Provided</b>
Lot Irreg:		Lot Acres:	
Lot Front:	<b>75.17</b>	Fronting On:	<b>E</b>
Lot Depth:	<b>173.00</b>		
Lot Size Code:	<b>Feet</b>		

Zoning: **See Township**  
Dir/Cross St: **McKnight and Anson Streets**

PIN #:	<b>391980079</b>	ARN #:	<b>461601000043208</b>	Contact After Exp:	<b>No</b>
Holdover:	<b>0</b>	Possession Date:	<b>2026-02-01</b>		
Possession:	<b>Possible Flex</b>				

Kitch Kitch + Island YN:	<b>1 (1+0)</b>	Exterior:	<b>Brick Front, Vinyl Siding</b>	Utilities:	<b>No Gas, Hydro, Sewers, No Cable, Telephone Municipal</b>
Fam Rm:	<b>No</b>	Garage:	<b>No</b>	Water:	
Basement:	<b>Yes/Crawl Space</b>	Gar/Gar Spcs:	<b>None/0.0</b>	Water Supply Type:	
Fireplace/Stv:	<b>Yes</b>	Drive Pk Spcs:	<b>4.00</b>	Water Meter:	<b>Yes</b>
Fireplace Feat:	<b>Living Room, Propane</b>	Tot Pk Spcs:	<b>4.00</b>	Waterfront Feat:	
Interior Feat:	<b>ERV/HRV, Primary Bedroom - Main Floor, Propane Tank, Storage, Water Heater, Water Meter</b>	Pool:	<b>None</b>	Waterfront Struc:	
Parking Feat:	<b>Private Double</b>	Room Size:		Well Capacity:	
Heat:	<b>Baseboard, Forced Air</b>	Rural Services:	<b>Cell Services, Electrical, Internet High Speed</b>	Well Depth:	
Heat Source:	<b>Electric, Propane</b>	Security Feat:	<b>Carbon Monoxide Detectors, Smoke Detector</b>	Sewers:	<b>Municipal Unknown</b>
A/C:	<b>Yes/Central Air</b>			Special Desig:	
Central Vac:	<b>No</b>			Farm Features:	
Apx Age:	<b>31-50</b>			Winterized:	<b>Fully</b>
Laundry Lev:	<b>Main</b>				
Retirement:	<b>No</b>				
Property Feat:	<b>Beach, Golf, Hospital, Level, Library, Place of Worship</b>				
Exterior Feat:	<b>Deck, Fishing, Landscaped, Patio, Porch, Year Round Living</b>				
Roof:	<b>Asphalt Shingle</b>				
Foundation:	<b>Concrete Block, Perimeter Wall</b>				
Topography:	<b>Flat</b>				
Soil Type:					
Waterfront Y/N:	<b>No</b>	Waterfront:			
Water Struct:		Easements/Restr:			
Under Contract:		Dev Charges Paid:		HST App To SP:	<b>Included In</b>
View:	<b>Forest, Trees/Woods</b>	Lot Shape:	<b>Rectangular</b>	Lot Size Source:	<b>Survey</b>

### Remarks/Directions

Client Rmks: **This is your opportunity to own one of the cutest homes with little to no maintenance in the Town of Minden. This 3 bedroom, 1 bath home was purchased by these Sellers in 2022 and they've taken the home to a whole new level with upgrades including windows, floors, kitchen, bath a mudroom entrance addition and more. It is move in ready and also comes with several inclusions you can find in the Buyer Information Package. 1,448 square feet on one level with open concept Kitchen/Dining room with walkout to the back covered porch and patio area as well as the large, level backyard the kids can play OR enjoy the campfire after dark! The entire backyard is fenced for dogs and kids as well as including a kids playground/slide/swing set. The Living room has a propane fireplace and large window overlooking Anson Street but is still open to the Dining/Kitchen area after a wall was removed to open things up! Add that you are just 2 blocks from downtown Minden and the "Riverwalk" area along Gull River and all the amenities a larger town brings and this is made for a first time buyer, small family or retirement couple. Watch the video and review the Information Package for ALL the details about this value packed home!**

Inclusions: **See Schedule C under Documents or in Buyer Info Package**

Listing Contracted With: **RE/MAX Professionals North 705-457-1011**

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Rooms

MLS® #: X12479243

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Mudroom	Main	3.25 M X 3.12 M	10.66 Ft x 10.23 Ft		B/I Shelves
Living Room	Main	5.15 M X 3.76 M	16.89 Ft x 12.33 Ft		
Dining Room	Main	4.27 M X 3.45 M	14.00 Ft x 11.31 Ft		Combined w/Kitchen
Kitchen	Main	3.35 M X 3.04 M	10.99 Ft x 9.97 Ft		Combined w/Dining
Foyer	Main	3.35 M X 3.33 M	10.99 Ft x 10.92 Ft		W/O To Porch
Laundry	Main	2.13 M X 1.73 M	6.98 Ft x 5.67 Ft		
Primary Bedroom	Main	4.27 M X 3.78 M	14.00 Ft x 12.40 Ft		
Bedroom	Main	3.78 M X 3.65 M	12.40 Ft x 11.97 Ft		
Bedroom	Main	2.74 M X 2.56 M	8.98 Ft x 8.39 Ft		
Bathroom	Main			4	

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 Property Type is 'Residential Freehold'  
 Area is 'Haliburton'  
 Ordered by Mls Major Change Type  
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