

Property Client Full

57 CASCADE Street, Parry Sound, Ontario P2A 1K3

Listing

57 CASCADE St Parry Sound
Active / Residential Freehold / Detached

MLS®#: X12504868
List Price: \$472,900

Price Decrease



Parry Sound/Parry Sound/Parry Sound

Tax Amt/Yr: **\$3,118.34/2025** Transaction: **Sale**
 SPIS: **No** DOM: **157**
 Legal Desc: **PT LT 1 E/S CHURCH ST PL 62 AS IN RO117054; PARRY SOUND**

Style: **Bungalow** Rooms Rooms+: **7+4**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **1(1+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **Assessor**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **131.70** Fronting On: **S**
 Lot Depth: **71.00**
 Lot Size Code: **Feet**
 Zoning: **R2**
 Dir/Cross St: **Church St / Cascade**

PIN #: **521130057** ARN #: **493202000107800** Contact After Exp: **No**
 Holdover: **90**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm: No Basement: Yes/Full, Unfinished Fireplace/Stv: No Interior Feat: Sump Pump, Water Heater Owned	Exterior: Vinyl Siding Garage: No Gar/Gar Spcs: Carport/0.0 Drive Pk Spcs: 4.00 Tot Pk Spcs: 4.00 Pool: None Room Size: Rural Services: Street Lights, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Natural Gas, Recycling Pckup	Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal Water: Water Supply Type: Water Meter: No Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Sewer Unknown Special Desig: Farm Features: Winterized:
Parking Feat: Other Heat: Forced Air Heat Source: Gas A/C: Yes/Central Air Central Vac: No Apx Age: 51-99 Elevator: No/ Laundry Lev: Lower Property Feat: Golf, Hospital, Lake Access, Park, School, School Bus Route	Security Feat: Carbon Monoxide Detectors, Smoke Detector	
Exterior Feat: Deck, Year Round Living Roof: Asphalt Shingle Foundation: Concrete Block Topography: Level Soil Type:	Waterfront Y/N: No Water Struct: Under Contract: View: City	Island YN: HST App To SP: Included In Lot Size Source: MPAC

Remarks/Directions

Client Rmks: **Welcome to 57 Cascade Street, a lovely 3-bedroom, 1-bathroom bungalow situated on a corner lot in the heart of Parry Sound. This home offers excellent proximity to local amenities, schools, and stores-making it an ideal choice for families or those looking for convenient in-town living. Outside, you'll find a carport for covered parking and a cozy front porch-perfect for enjoying your morning coffee or relaxing in the evenings. Inside, the foyer opens into a spacious living and dining area, providing plenty of room for entertaining or unwinding. The kitchen and bathroom have both been newly renovated, and a brand-new fridge has just been added. The unfinished basement offers additional storage space or potential for future development. A great opportunity to own a move-in-ready home in a central Parry Sound location.**

Inclusions: **All Appliances (Fridge is brand new)**

Listing Contracted With: **Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty 705-765-1820**

Prepared By: **MYAN MCLEAN, Administrator**

Date Prepared: **04/09/2026**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	7.18 M X 4.13 M	23.55 Ft x 13.54 Ft		Combined w/Dining
Kitchen	Main	3.52 M X 4.66 M	11.54 Ft x 15.28 Ft		
Primary Bedroom	Main	4.08 M X 2.58 M	13.38 Ft x 8.46 Ft		
Bedroom	Main	4.08 M X 2.82 M	13.38 Ft x 9.25 Ft		

Bedroom	Main	3.97 M X 2.6 M	13.02 Ft x 8.53 Ft
Mudroom	Main	3.97 M X 1.38 M	13.02 Ft x 4.52 Ft
Laundry	Lower	10.98 M X 4.09 M	36.02 Ft x 13.41 Ft
Other	Lower	10.98 M X 4.05 M	36.02 Ft x 13.28 Ft
Cold/Cant	Lower	3.79 M X 1.43 M	12.43 Ft x 4.69 Ft
Bathroom	Main		