

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: \$489,900

Price Decrease



Parry Sound/Parry Sound/Parry Sound

Tax Amt/Yr: \$3,118.34/2025 Transaction: Sale
SPIS: No DOM 13
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 + Island YN: 1 (1+0)	Exterior: Vinyl Siding	Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal
Fam Rm: No	Garage: No	
Basement: Yes/Full, Unfinished	Gar/Gar Spcs: Carport/0.0	
Fireplace/Stv: No	Drive Pk Spcs: 4.00	Water: Water Supply Type: No
Interior Feat: Sump Pump, Water Heater Owned	Tot Pk Spcs: 4.00	Water Meter: No
Heat: Forced Air	Pool: None	Waterfront Feat: No
Heat Source: Gas	Room Size: Street Lights, Telephone Available, Electrical, Garbage Pickup, Internet High Speed, Natural Gas, Recycling Pickup	Waterfront Struc: No
A/C: Yes/Central Air	Rural Services: Carbon Monoxide Detectors, Smoke Detector	Well Capacity: No
Central Vac: No	Security Feat: Carbon Monoxide Detectors, Smoke Detector	Well Depth: No
Apx Age: 51-99		Sewers: Municipal Unknown
Elevator: No		Special Desig: No
Laundry Lev: Lower		Farm Features: No
Property Feat: Golf, Hospital, Lake Access, Park, School, School Bus Route		Winterized: No
Exterior Feat: Deck, Year Round Living		
Roof: Asphalt Shingle		
Foundation: Concrete Block		
Topography: Level		
Soil Type: Level		
Waterfront Y/N: No	Waterfront: None	
Water Struc: No	Easements/Restr: No	
Under Contract: No	Dev Charges Paid: No	HST App To SP: Included In
View: City	Lot Shape: No	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: 11/16/2025

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
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		