

# Property Client Full

8 Edna Street, Orillia, Ontario L3V 6G4

Listing

8 Edna St Orillia

Active / Residential Freehold / Detached

MLS®#: S13670930

List Price: \$559,900

Price Decrease



## Simcoe/Orillia/Orillia

Tax Amt/Yr: \$4,460.00/2025 Transaction: Sale  
SPIS: No DOM 35  
Legal Desc: LT 22 RCP 1707 ORILLIA; ORILLIA

Style: Backsplit 3 Rooms Rooms+: 8+0  
Fractional Ownership: BR BR+: 3(3+0)  
Assignment: Baths (F+H): 2(2+0)  
Link: No SF Range: 1500-2000  
Storeys: SF Source: Other  
Lot Irreg: Lot Acres: < 0.50  
Lot Front: 55.00 Fronting On: E  
Lot Depth: 121.29 Builder Name:  
Lot Size Code: Feet  
Zoning: Residential R2  
Dir/Cross St: Westmount Road & George Street

|                     |                            |                   |                     |                    |                     |
|---------------------|----------------------------|-------------------|---------------------|--------------------|---------------------|
| PIN #:              | 586380193                  | ARN #:            | 435202020801900     | Contact After Exp: | No                  |
| Holdover:           | 0                          |                   |                     | Survey Year/Type:  | None                |
| Possession:         | Immediate                  | Possession Date:  |                     |                    |                     |
| Kitch Kitch +       | 1 (1+0)                    | Exterior:         | Brick, Vinyl Siding | Utilities:         | Gas, Hydro, Sewers, |
| Fam Rm:             | Yes                        | Garage:           | Yes                 |                    | Cable Available,    |
| Basement:           | Yes/Partial Basement,      | Gar/Gar Spcs:     | Attached Garage/2.0 |                    | Telephone Available |
| Fireplace/Stv:      | Yes                        | Drive Pk Spcs:    | 4.00                | Water:             | Municipal           |
| Interior Feat:      | Carpet Free, Central       | Tot Pk Spcs:      | 6.00                | Water Supply Type: | None                |
|                     | Vacuum, Floor Drain, In-   | UFFI:             | No                  | Water Meter:       | Yes                 |
|                     | Law Capability, Primary    | Pool:             | None                | Waterfront Feat:   |                     |
|                     | Bedroom - Main Floor,      | Room Size:        |                     | Waterfront Struc:  |                     |
|                     | Storage, Sump Pump,        | Rural Services:   |                     | Well Capacity:     |                     |
|                     | Water Heater, Water Meter  | Security Feat:    | None                | Well Depth:        |                     |
| Parking Feat:       | Available, Private Double  |                   |                     | Sewers:            | Sewer               |
| Heat:               | Forced Air                 |                   |                     | Special Desig:     | Unknown             |
| Heat Source:        | Wood                       |                   |                     | Farm Features:     |                     |
| A/C:                | /None                      |                   |                     | Winterized:        | Fully               |
| Central Vac:        | Yes                        |                   |                     |                    |                     |
| Apx Age:            | 31-50                      |                   |                     |                    |                     |
| Elevator:           | No/                        |                   |                     |                    |                     |
| Laundry Lev:        | Lower                      |                   |                     |                    |                     |
| Retirement:         | No                         |                   |                     |                    |                     |
| Property Feat:      | Arts Centre, Beach, Level, |                   |                     |                    |                     |
|                     | Library, Marina, Fenced    |                   |                     |                    |                     |
|                     | Yard                       |                   |                     |                    |                     |
| Exterior Feat:      | Deck, Year Round Living    |                   |                     |                    |                     |
| Roof:               | Asphalt Shingle            |                   |                     |                    |                     |
| Foundation:         | Block                      |                   |                     |                    |                     |
| Topography:         | Dry                        |                   |                     |                    |                     |
| Soil Type:          |                            |                   |                     |                    |                     |
| Access Feat:        | Multiple Entrances,        |                   |                     |                    |                     |
|                     | Neighbourhood With Curb    |                   |                     |                    |                     |
|                     | Ramps, Shower Stall        |                   |                     |                    |                     |
| Waterfront Y/N:     | No                         | Waterfront:       |                     | Island YN:         |                     |
| Water Struct:       |                            | Easements/Restr:  |                     |                    |                     |
| Under Contract:     |                            | Dev Charges Paid: |                     | HST App To SP:     | Included In         |
| Access To Property: | Municipal Road             |                   |                     |                    |                     |
| View:               |                            | Lot Shape:        | Rectangular         | Lot Size Source:   | GeoWarehouse        |

## Remarks/Directions

Client Rmks: Welcome to this 3-bedroom, 2-bathroom bungalow offering 1,517 sq ft above grade in a convenient location close to highway access, shopping, schools, parks, and other everyday amenities. With a functional layout and plenty of potential, this home is a great opportunity for first-time buyers, investors, or those looking to add their own personal touches over time. Inside, the main floor features a large kitchen with ample cabinet and counter space, comfortable living areas, and two walkouts leading to decks overlooking the backyard. The lower level includes additional living space and a kitchenette, offering flexibility for extended family, guests, or future possibilities. Outside, the backyard features mature surroundings and a storage shed, providing extra space for tools, seasonal items, or hobbies. A solid opportunity in an accessible location with plenty of potential to make it your own.

