

Property Client Full

8 Edna Street, Orillia, Ontario L3V 6G4

Listing

[8 Edna St Orillia](#)**Active / Residential Freehold / Detached****MLS®#: S13670930****List Price: \$649,900****New Listing****Simcoe/Orillia/Orillia**

Tax Amt/Yr:	\$4,460.00/2025	Transaction:	Sale
SPIS:	No	DOM	0
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**
 Holdover: **0**
 Possession: **Immediate**

ARN #: **435202020801900**
 Possession Date:

Contact After Exp: **No**
 Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**
 Fam Rm: **Yes**
 Basement: **Yes/Partial Basement, Partially Finished**
 Fireplace/Stv: **Yes**
 Interior Feat: **Carpet Free, Central Vacuum, Floor Drain, In-Law Capability, Primary Bedroom - Main Floor, Storage, Sump Pump, Water Heater, Water Meter Available, Private Double**
 Parking Feat: **Forced Air**
 Heat: **Wood**
 Heat Source: **Wood**
 A/C: **/None**
 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**

Exterior: **Brick, Vinyl Siding**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/2.0**
 Drive Pk Spcs: **4.00**
 Tot Pk Spcs: **6.00**
 UFFI: **No**
 Pool: **None**
 Room Size:
 Rural Services:
 Security Feat: **None**

Utilities: **Gas, Hydro, Sewers, Cable Available, Telephone Available**
 Water: **Municipal**
 Water Supply Type: **None**
 Water Meter: **Yes**
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Sewer**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Waterfront Y/N: **No**
 Water Struct:
 Under Contract:
 Access To Property: **Municipal Road**
 View:

Waterfront:
 Easements/Restr:
 Dev Charges Paid:

Island YN:
 HST App To SP: **Included In**

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.**

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

Prepared By: LUCAS WILHELM, Administrator

Date Prepared: 08/13/2026

Rooms

MLS® #: S13670930

<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Living Room	Main	3.89 M X 5.57 M	12.76 Ft x 18.27 Ft		Large Window
Dining Room	Main	4.79 M X 3.79 M	15.72 Ft x 12.43 Ft		Combined w/Kitchen, Walk-Out
Kitchen	Main	3.8 M X 4.36 M	12.47 Ft x 14.30 Ft		Combined w/Dining, Pantry
Bedroom	Main	2.86 M X 4.24 M	9.38 Ft x 13.91 Ft		Closet
Bedroom	Main	3.66 M X 3.81 M	12.01 Ft x 12.50 Ft		Closet
Primary Bedroom	Main	4.37 M X 4.27 M	14.34 Ft x 14.01 Ft		Closet, Walk-Out
Family Room	Lower	5.86 M X 7.96 M	19.23 Ft x 26.12 Ft		Above Grade Window, Fireplace
Other	Lower	3.54 M X 2.17 M	11.61 Ft x 7.12 Ft		
Recreation	Lower	5.79 M X 4.17 M	19.00 Ft x 13.68 Ft		
Laundry	Lower	4.38 M X 3.78 M	14.37 Ft x 12.40 Ft		
Other	Lower	5.74 M X 4.88 M	18.83 Ft x 16.01 Ft		
Bathroom				4	
Bathroom				3	

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