



7678 TRANS CANADA Highway Vernon Bridge Prince Edward Island

\$310,000

Welcome to 7678 Trans Canada Highway in the picturesque community of Vernon Bridge. This beautifully updated 3 bedroom, 1.5 bathroom country home sits on a scenic 0.71 acre lot and offers the perfect balance of peaceful rural living and convenient access to nearby amenities. Ideally located just 20 minutes from Charlottetown and 20 minutes from Montage, you can enjoy the tranquility of the countryside while remaining close to shopping, dining, and services. Golf enthusiasts will also appreciate being only five minutes from Avondale Golf Course. As you enter through the welcoming front porch, you immediately notice the care and updates throughout the home. The spacious kitchen and dining area features a stunning open beam ceiling and a beautiful island with seating that was added in 2019, creating a warm and inviting space for gathering with family and friends. The large living room offers plenty of natural light and flows nicely toward the back porch, where you will find an updated half bath. A main floor bedroom provides flexibility and the option for convenient one level living. Upstairs, there are two additional bedrooms and a generously sized main bathroom complete with a tiled shower. The lower level includes a bonus room that could easily be converted into a fourth legal bedroom by replacing the existing window with an egress window, offering excellent potential for growing families or additional living space. The home has seen numerous updates over the years, including a propane furnace, septic tank, and electrical breaker panel installed in 2017, as well metal roof was replaced in 2020, updated kitchen finishes, renovated bathrooms. Outside, provides stunning views in every direction and the perfect setting to relax and enjoy peaceful country living. This move in ready property is ideal for first time homebuyers, those looking to downsize, young professiona...

Primary Bedroom 8.7 x 18.9

Kitchen 13 x 17.11

Bedroom 9.1 x 7.9

Living room 11 x 12.10

Bath (# pieces 1-6) 8.8 x 17.5

Porch 4 x 7.3 back

Recreational Games room 9.8 x 11.1

Bath (# pieces 1-6) 11.1 x 11.1

Listing Presented By:



Originally Listed by:
EXIT Realty PEI



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate members of CREA. The trademarks EXIT Realty and the EXIT Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Porch 6.2 x 10.2

Bedroom 11.3 x 9.10