



5345 Vernon Bridge Vernon Bridge Prince Edward Island

Vernon Bridge

\$450,000



Waterfront acreage with endless potential! Welcome to 5345 Vernon Bridge Route 3, a well-maintained bungalow situated on approximately 10 acres with over 700 feet of frontage on the beautiful Vernon River. Enjoy stunning views of the river and rolling countryside from this exceptional property, offering the perfect blend of privacy, convenience, and future opportunity. The home features durable vinyl siding, an attached single-car garage, a paved driveway, and a full concrete walkout basement with excellent potential for additional finished living space. A brand-new metal roof, installed in July 2026, adds lasting value and peace of mind. Outside, you'll find a storage shed and a small barn, ideal for hobbies, equipment storage, or a hobby farm. The expansive property offers open land leading to the river, while a large treed section provides excellent potential for future subdivision or development, subject to municipal and provincial approvals. Ideally located on Route 3 between Charlottetown and Montague, this property offers the convenience of an easy commute while enjoying the beauty of waterfront country living. Whether you're looking for a year-round residence, hobby farm, investment property, or a unique waterfront parcel with outstanding development potential, this property must be seen. All measurements and lines are approximate and should be verified by purchaser...



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