



## 7481 Trans Canada Highway Vernon Bridge Prince Edward Island

\$649,900

Set on 1.25 acres along the banks of the Vernon River, this restored historic American Foursquare is a rare waterfront residence in the heart of Eastern Prince Edward Island, ideally positioned between Charlottetown and Montague. The setting is calm and expansive, with the river as a constant presence beyond the home. The restoration has been approached with care and restraint, preserving what gives the property its lasting character: original hardwood and pine floors, rich unpainted natural wood trim, and the timeless proportions that define this classic architectural form. A covered front entry introduces generous principal rooms, including a main-level powder room, a dedicated office or study, and elegant spaces designed for both gathering and quiet everyday living. At the centre, a beautifully appointed kitchen opens to a waterview deck where mornings begin over the river and evenings settle into stillness. The second level offers four bedrooms, including a serene primary suite overlooking the water, complete with a freestanding tub and separate shower, as well as a full guest bathroom. Above, the finished attic provides an inspired bonus level, a light-filled retreat for creative work, reading, studio space, or play. The finished lower level expands the home dramatically with a huge living room, two additional bedrooms, a versatile flex room ideal for a gym or storage, a full bathroom, and a designated laundry room. With extensive mechanical improvements, including multiple heat pumps, updated services, and a fully finished concrete foundation, this waterfront home is a rare example of completeness, where heritage craftsmanship and modern comfort meet in exceptional balance. (id:6769)

Bedroom 10x9

Bedroom 12x12

Bedroom 8x10

Primary Bedroom 12x13

Ensuite (# pieces 2-6) 12x10

Bath (# pieces 1-6) 10x6

Bedroom 16.09x8.08

Bath (# pieces 1-6) 8.02x6.09

Other 9.02x6.09 flex

Mud room 6x10

Den 9.1x9

Bath (# pieces 1-6) 5x8

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE PRINCE EDWARD  
REALTY

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Great room 27x12 finished space

Kitchen 12x13.07

Laundry room 7x11 W Utility

Living room 14x16

Family room 16.04x19.10

Dining room 12x12

Bedroom 10.03x12.10

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