

171 Second Av N Sudbury On P3B 3L7



MLS®#: 2122789 **Sale Price:** \$500,000
Possession: **List Price:** \$479,900
Status: **Sold**
Dist/Sub-Dist: S2/Minnow Lake - S205
Type: Single Family **Status Chng:** 06/18/2025

Bldg Type: House **Beds:** 2+1
Style: Bungalow **Baths:** 2
Style-Attach: Detached **SqFt:**
Style-Split: **Tot Living:** 2,137
Storeys: 1 Storey **Zoning:** R1-5
Lot Size: 47.46 X 93.72 **Lot Area:** 0.13A
Year Built: 1958 **Prop Size:** Under 0.5 Acres
Bld Age: **Garage:** Yes
Taxes/Year: \$5,058.96/2025

Details

Title to Land: Freehold **Improve/Date:**
Community: **Property Known As:** SINGLE FAMILY
Rent Income: No **Reg 2nd Unit:**

Features

Heat Type: Forced Air	Flooring: Hardwood, Tile	# Parking: 2
Heat Fuel: Natural Gas	Bsmt Type: Full	Parking: Attached Garage, Detached Garage
Cool Type: Central Air Conditioning	Bsmt Dev: Finished	Road: Paved Road
Util-Water: Municipal	Bsmt Feat: Six Feet and over	Rd Mnt:
Util-Sewer: Municipal	Foundation: Block	Access: Year Round Road Access
Utility Type: Fully Serviced	Roof: Asphalt Shingle	Storage:
Util-Comm: High Speed Internet	Exterior: Brick, Vinyl	Structures:
Fire Alarm:	Construction: Concrete Walls, Wood Frame	Fencing: Fenced Yard
Features: Balcony/Deck/Patio, Gazebo, In Law Suite		Pool:
Amenities: Park, Playground, Public Transit		
Community: Bus Route		

Inclusions/Exclusions

Rent Equip: Water Heater - Gas
Inclusions: 2 Fridge, 2 stove, washer, dryer, all light fixtures and window coverings.
Exclusions: electric fireplace

Fireplace(s)

# FP	Type	Fuel
1	Insert	Gas

Rooms

Type	Level	Dimensions	Type	Level	Dimensions
KITCHEN	MAIN FLOOR	8.2 x 13.10	DINING ROOM	MAIN FLOOR	8.2 x 13.10
LIVING ROOM	MAIN FLOOR	20.0 x 13.1	PRIMARY BEDROOM	MAIN FLOOR	9.3 x 24.1
Bath	MAIN FLOOR	4.6 x 10.3	BEDROOM	MAIN FLOOR	8.4 x 11.0
REC ROOM	LOWER LEVEL	23.10 x 18.6	KITCHEN	LOWER LEVEL	9.0 x 9.2
LIVING ROOM	LOWER LEVEL	13.0 x 16.0	BEDROOM	LOWER LEVEL	10.11 x 13.7
Bath	LOWER LEVEL	10.3 x 8.3	LAUNDRY	LOWER LEVEL	7.6 x 8.3

Public Remarks

Welcome to 171 Second Avenue—a cherished family home since 1958, where pride of ownership is evident throughout. This well-maintained property offers a thoughtfully designed layout with open sight lines connecting the kitchen, dining, and living room, creating a bright and spacious main living area. Recent updates include the roof, windows, and furnace, giving peace of mind for years to come. The main level was originally a 3-bedroom layout but has been converted to 2 bedrooms for added space and comfort. The lower-level in-law suite is a standout feature, with large windows, patio doors, and multiple access points—four separate entries in total. It feels entirely above grade and includes two living room areas and a bright kitchen with modern oak cabinetry and plenty of counter space. This level could easily be fully separated from the main unit, offering flexible living options. Enjoy the convenience of an attached two-car garage and a private backyard patio—perfect for relaxing or entertaining. Whether you're looking for a family home, multi-generational living, or an investment property, this one checks all the boxes. Book your showing today!

Close Date: 06/18/2025
List Brokerage: [RE/MAX CROWN REALTY \(1989\) INC., BROKERAGE \(SUDBURY\)](#)

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