



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to this bright and beautifully designed 2-bedroom, 2-bathroom bungalow condominium townhouse offering 1,210 +/- square feet of comfortable living space backing on City of Belleville parkland. Thoughtfully laid out with an open-concept design, this home is perfect for both everyday living and entertaining.

Step inside to find a spacious kitchen and living area featuring stunning cathedral ceilings that create an airy, expansive feel. Recessed lighting and hardwood flooring add warmth and elegance throughout the main living space, while large windows invite in plenty of natural light. The open layout makes it easy to host guests or enjoy quiet evenings at home.

The well-appointed kitchen offers ample workspace and seamlessly connects to the living and dining areas, making it the true heart of the home. Two generously sized bedrooms provide comfortable retreats, including a primary bedroom with a full ensuite bathroom and walk-in closet. An attached garage provides secure parking and additional storage, while the unfinished basement offers an abundance of storage space and potential for future customization to suit your needs. Main level laundry.

This well-maintained home combines style, space, and practicality, making it an excellent opportunity for a variety of buyers. Don't miss your chance to enjoy low-maintenance living in a beautifully designed home!

Property Details

ADDRESS: 54-194 Haig Road, Belleville ON, K8N0A8

TYPE: Condominium Rowhouse/Townhouse

LEGAL DESCRIPTION: UNIT 40, LEVEL 1, HASTINGS
STANDARD CONDOMINIUM PLAN NO. 50 AND ITS
APPURTENANT INTEREST CITY OF BELLEVILLE

SQ. FT:	1210 (1210 First Floor, 1210 Basement) (MPAC)
BEDROOMS:	2 Bedrooms (Main Floor)
BATHS:	2 Bathrooms (One Four Piece, One Four Piece Ensuite)
LAUNDRY:	Washer and Dryer Main Floor
BASEMENT:	Full, Unfinished
AGE:	13 Years (2013) (MPAC)
ELECTRICAL:	100 Amp Breaker Panel
ROOF:	Asphalt Shingles
FOUNDATION:	Poured Concrete
FLOORS:	Hardwood, Ceramic, Carpet
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick, Vinyl
INTERIOR:	Drywall
PARKING:	Single Wide Private Driveway
GARAGE:	Single Wide Attached Garage
ZONING:	R2 (MPAC)

TAXES:	\$4,385.18 (2025)
ROLL #:	120804012511676
PIN #:	408500041
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas
COOLING:	Central AC
COSTS:	Condo Fee \$285.35/Month (2026), Gas \$647.16 for 10 months, Electricity \$1,073.62 for 11 months, Water/Sewer about \$900 per year
RENTALS:	Hot Water Tank (\$44.58/month)
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Backing onto parkland with NE view
INCLUSIONS:	Fridge, Stove, Microwave, Dishwasher, Washer, Dryer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediately

Visit Website:

- Home Inspection Report
- Status Certificate
- Zoning Provisions
- Property Video
- Schedule B
- Floor Plans
- Virtual Tour