



**JENNIFER LAMONT**  
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 eXp Realty, BROKERAGE

## 2321 5th Avenue W, Owen Sound, Ontario N4K 5C7

Listing

**2321 5th Ave W Owen Sound**

**Active / Residential Freehold / Detached**

**MLS®#: X12140674**

**List Price: \$380,000**

**New Listing**



### Grey County/Owen Sound/Owen Sound

Tax Amt/Yr: **\$3,381.00/2024** Transaction: **Sale**  
 SPIS: **No** DOM: **3**  
 Legal Desc: **BROOKE PT LOTS 87,89 E EDWARD**

Style: **Bungalow** Rooms Rooms+: **10+0**  
 Fractional Ownership: **BR BR+: 3(3+0)**  
 Assignment: **Baths (F+H): 1(1+0)**  
 Link: **No** SF Range: **700-1100**  
 Storeys: **1.0** SF Source:  
 Leased Land: **YB/YB Source: 1958/MPAC**  
 Lot Front: **61.00** Fronting On: **E**  
 Lot Depth: **115.00** Lot Size Area: **7,015.00**  
 Lot Size Code: **Feet** Lot Size Area Code:  
 SQFT Above Grd Fin: **956** SQFT Above Grd Fin Src: **MPAC**

Zoning: **R4**  
 Cross Street: **5th Ave West & 23rd Street West**  
 Directions: **Head north on Eddie Sargent Pkwy turn right on 23rd St. W, then make a right onto 5th Ave E. House is second on the right.**  
 Abv Gd Fin Area/Src: **956/MPAC**

Prop Mgmt:

Status Cert:

Seller: **ELIZABETH NATALIE RUSSELL**

Recent: **05/12/2025 : NEW**

Next OH: **Member: Sat May 17, 10:00AM-12:00PM**

PIN #: **370440339** ARN #: **425902000933601** Contact After Exp: **No**  
 Additional PIN #: **60** Phased Tax Value: **177,000.00** Under Contract Mnthly: **\$67.00 quarterly**  
 Holdover: **60** Occupancy: **Owner**  
 Possession Type: **Flexible** Possession Date: **2025-07-30**  
 Possession Rmks:  
 Local Improv:  
 Seasonal Dwelling: Road Access Fee:  
 Survey Year/Type:  
 Realtor Sign on Prop: **Yes**

Kitch Kitch + **1 (1+0)** Exterior: **Alum Siding** Water: **Municipal**  
 Island YN: **No** Garage: **No** Water Meter:  
 Fam Rm: **No** Gar/Gar Spcs: **None/0.0** Waterfront Feat: **Waterfront Struc:**  
 Basement: **Yes/Unfinished** Drive Pk Spcs: **4.00** Well Capacity:  
 Fireplace/Stv: **No** Tot Pk Spcs: **4.00** Well Depth:  
 Interior Feat: **Water Heater** Pool: **None** Sewers: **Municipal**  
 Heat: **Forced Air, Gas** Room Size: **Room Size:** Special Desig: **Unknown**  
 A/C: **Yes/Central Air** Rural Services: **Rural Services:** Farm Features:  
 Central Vac: **No** Security Feat: **Security Feat:** Winterized:  
 Retirement: **No** Waterfront: **Waterfront:** Waterfront Frontage (M):  
 Property Feat: **Asphalt Shingle** Easements/Restr: **Easements/Restr:**  
 Roof: **Concrete** Dev Charges Paid: **Dev Charges Paid:** HST App To SP: **Included In**  
 Foundation: **Concrete** Lot Shape: **Lot Shape:** Lot Size Source: **MPAC**  
 Soil Type: **Soil Type:**  
 Waterfront Y/N: **No** Waterfront: **Waterfront:**  
 Water Struct: **Water Struct:**  
 Under Contract: **Other**  
 View: **Marina, Water**

### Remarks/Directions

Client Rmks: **Welcome to 2321 5th Avenue West, a charming and affordable home located in one of Owen Sounds most desirable west side neighbourhoods. Priced under \$400,000, this 3-bedroom property offers exceptional value with picturesque views of the bay. Situated on a quiet street just a short walk to Kelso Beach, parks, and trails, this home is ideal for families, first-time buyers, or those looking to downsize. The main floor features a bright and functional layout, while the lower level offers excellent potential for a nanny or in-law suite with its own separate entrance. The private, fenced backyard provides the perfect space for outdoor enjoyment, whether its relaxing on the patio or gardening in peace. Dont miss this rare opportunity to own a well-maintained home in a prime location with both charm and potential.**

Inclusions: **Fridge, Stove, Washer, Dryer, Window Coverings, Shed**

Rental Items: **Water Heater**

Broker Rmks: **Home is being sold in as is condition. Buyer to verify all measurements and zoning for intended use.**  
**Basement offers potential for nanny or in-law suite with separate entrance.**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

VT URL Branded: <https://tour.giraffe360.com/c4784e3bf> VT URL Unbranded:

#### Brokerage Information

Financing:	--	Perm to Advertise:	<b>Yes</b>	Contact After Expired:	<b>No</b>
Buyer Agency Compensation Remarks:					
List Brokerage:	<a href="#">eXp Realty</a>	Phone:	<b>866-530-7737</b>		
List Brkr Addr:	<b>SUITE E - 1565 16TH ST EAST UNIT 3, Owen Sound N4K5N3</b>	Fax:	<b>647-849-3180</b>		
List Salesperson:	<a href="#">AMY GAVILLER, Salesperson</a>	Phone:	<b>226-668-0644</b>		
List Salesperson 2:	<a href="#">JENNIFER LAMONT, Salesperson</a>	Phone:	<b>519-386-8184</b>		
List Brokerage 2:	<a href="#">eXp Realty</a>	Phone:	<b>866-530-7737</b>		
Contract Date:	<b>05/09/2025</b>	Leased Terms:			
Last Update:	<b>05/12/2025</b>	Expiration Date:	<b>09/30/2025</b>	Original \$:	<b>\$380,000</b>
		CB Comm:	<b>2</b>		

Prepared By: JENNIFER LAMONT, REALTOR Salesperson

Date Prepared: 05/12/2025

Rooms

**MLS® #: X12140674**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.84 M X 4.8 M	15.87 Ft x 15.74 Ft		
Kitchen	Main	4.05 M X 2.41 M	13.28 Ft x 7.90 Ft		
Bedroom	Main	2.41 M X 4.01 M	7.90 Ft x 13.15 Ft		
Bedroom	Main	4.13 M X 3.08 M	13.54 Ft x 10.10 Ft		
Bedroom	Main	3.11 M X 2.93 M	10.20 Ft x 9.61 Ft		
Family Room	Basement	8.75 M X 3.34 M	28.70 Ft x 10.95 Ft		
Other	Basement	2.69 M X 2.34 M	8.82 Ft x 7.67 Ft		
Laundry	Basement	4.08 M X 3.44 M	13.38 Ft x 11.28 Ft		
Furnace	Basement	3.64 M X 3.52 M	11.94 Ft x 11.54 Ft		
Bathroom	Main			4	

History

**2321 5th Avenue W, Owen Sound, Ontario N4K 5C7**

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MLS® # [X12140674](#) Type: **RESI/Detached** CDOM: List SP: [AMY GAVILLER, Salesperson](#)  
List Brk: [eXp Realty](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$380,000	RESI	New Listing	05/12/25	->New	05/12/25 08:02 AM	

MLS® # [X11154889](#) Type: **RESI/Detached** CDOM: List SP: [TRUDY MOYSE](#)  
List Brk: [ROYAL LEPAGE RCR REALTY Brokerage \(OS\)](#)



Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
	RESI	<a href="#">Sold</a>	11/10/14	(\$166,500)	11/10/14 11:00 AM	<a href="#">GA276</a>
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
	RESI	<a href="#">Sold Cond</a>	11/04/14	ACT->SC	11/04/14 12:38 PM	<a href="#">GA908</a>
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$184,900	RESI	<a href="#">Price Decrease</a>	09/19/14	184900.00->179900.00	09/19/14 11:07 AM	<a href="#">GA908</a>
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
	RESI	New Listing	07/07/14	->ACT	07/07/14 10:33 AM	<a href="#">GA276</a>
Price	Type	Mls Chg Type	Chg Date	Change Info	Modified	Chg By
\$184,900	RESI	New Listing	07/07/14	->New	07/07/14 03:07 AM	

Photos

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Open House

Type	Date	Time	Description
Public	05/17/25	10:00AM-12:00PM	
Member	05/17/25	10:00AM-12:00PM	

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