

# Property Client Full

## 75 Craig Street, Arnprior, Ontario K7S 2V9

Listing

**75 Craig St Arnprior**

**Active / Residential Freehold / Detached**

MLS®#: **X13062504**

List Price: **\$624,900**

**New Listing**



### Renfrew/Arnprior/550 - Arnprior

Tax Amt/Yr: **\$3,934.00/2026** Transaction: **Sale**  
 SPIS: **No** DOM: **1**  
 Legal Desc: **PT PARK LT 6, PL 19 AS IN R216567; TOWN OF ARNPRIOR - MCNAB**

Style: **Bungalow** Rooms Rooms+: **9+0**  
 Fractional Ownership: BR BR+: **3(3+0)**  
 Assignment: Baths (F+H): **2(2+0)**  
 Link: **No** SF Range: **1100-1500**  
 Storeys: **1.0** SF Source: **MPAC**  
 Lot Irreg: Lot Acres:  
 Lot Front: **91.00** Fronting On: **W**  
 Lot Depth: **58.00** Builder Name:  
 Lot Size Code: **Feet**  
 Dir/Cross St: **Macdonald Street/Mary Street**

PIN #: **573140080**  
 Holdover: **60**  
 Possession: **Sellers are flexible**

ARN #: **47020005516500**  
 Possession Date:

Contact After Exp: **No**  
 Survey Year/Type: **None**

Kitch Kitch + **1 (1+0)**  
 Fam Rm: **No**  
 Basement: **Yes/Finished**  
 Fireplace/Stv: **No**  
 Interior Feat: **Auto Garage Door Remote, Primary Bedroom - Main Floor**  
 Heat: **Forced Air**  
 Heat Source: **Gas**  
 A/C: **Yes/Central Air**  
 Central Vac: **No**  
 Apx Age: **31-50**  
 Elevator: **No/**  
 Property Feat:  
 Roof: **Metal**  
 Foundation: **Concrete, Poured Concrete**  
 Topography: **Flat**  
 Soil Type:  
 Waterfront Y/N: **No**  
 Water Struct:  
 Under Contract:  
 View:

Exterior: **Brick, Vinyl Siding**  
 Garage: **Yes**  
 Gar/Gar Spcs: **Attached Garage/1.0**  
 Drive Pk Spcs: **6.00**  
 Tot Pk Spcs: **3.00**  
 Pool: **None**  
 Room Size:  
 Energy Cert: **No**  
 Green PIS: **No**  
 Rural Services:  
 Security Feat:

Utilities: **Gas**  
 Water: **Municipal**  
 Water Supply Type:  
 Water Meter:  
 Waterfront Feat:  
 Waterfront Struc:  
 Well Capacity:  
 Well Depth:  
 Sewers: **Sewer**  
 Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

Waterfront: Island YN:  
 Easements/Restr:  
 Dev Charges Paid: HST App To SP: **Not Subject to HST**  
 Lot Shape: Lot Size Source: **GeoWarehouse**

### Remarks/Directions

Client Rmks: **Beautifully renovated brick and siding family bungalow, perfectly positioned on a desirable corner lot in an exceptional location. The bright, welcoming main level showcases an open-concept kitchen with modern updates and stainless steel appliances, seamlessly flowing into a spacious living room anchored by a large picture window that fills the space with natural light. Three generously sized bedrooms, a stylish main bath, and an inviting foyer complete this level. The fully finished basement offers outstanding versatility-ideal for a recreation room, home office, or gym-with the potential to easily add a fourth bedroom. A convenient 3-piece bathroom enhances the functionality of this space. Meticulously maintained and thoughtfully upgraded, this home features new windows, a furnace, paved driveway, fence, owned hot water tank, updated appliances, an insulated garage, and a storage shed. The durable lifetime aluminum tile roof provides long-term peace of mind. Step outside to a beautifully designed interlock patio-perfect for entertaining-while the expansive side yard offers ample space for gardening or family enjoyment. Enjoy this prime location near AJ Charbonneau Public School, John XXIII Catholic School, parks, shops, and restaurants, all while benefiting from quick access to Highway 417 for an easy commute. (72 Irrevocable on all offers) (Sellers prefer showings after 10AM)**

Inclusions: **Stove, Refrigerator, Dishwasher, Washer, Dryer, Storage Shed**

Listing Contracted With: **CENTURY 21 GOLDLEAF REALTY INC. 613-749-2121**

Prepared By: **Lucas Lawson, REALTOR Salesperson**

Date Prepared: **04/30/2026**