

340 ARMSTRONG Road, Merrickville, Ontario K0G 1N0

Listing

340 ARMSTRONG Rd Merrickville

Active / Residential Freehold / Vacant Land

MLS® #: **X12289841**

List Price: **\$299,900**

New Listing



Leeds & Grenville/Merrickville-Wolford/805 - Merrickville/Wolford Twp

Tax Amt/Yr: **\$362.06/2025** Transaction: **Sale**
SPIS: **No** DOM: **14**
Legal Desc: **PT LT 15 CON 3 WOLFORD AS IN PR34500;**
MERRICKVILLE-WOLFORD

Style: Rooms Rooms+: **+0**
Fractional Ownership: BR BR+: **0(0+0)**
Assignment: Baths (F+H): **0(0+0)**
Link: SF Range:
Lot Irreg: Lot Acres: **100+**
Lot Front: **918.89** Fronting On: **S**
Lot Depth: **5,277.50** Lot Size Area: **109.35**
Lot Size Code: **Feet** Lot Size Area Code: **Acres**

Zoning: **RURAL RESIDENTIAL**
Cross Street: **ARMSTRONG**
Directions: **From Merrickville; Head south on County Rd 15, Turn right onto Armstrong Rd, continue and destination will be on the left**

Prop Mgmt:
Status Cert:

Seller: **ROBBIE LEONARD AND LEEANN LEONARD**

Recent: **07/16/2025 : NEW**

PIN #: **681050077** ARN #: **71471101017900** Contact After Exp: **No**
Additional PIN #: Phased Tax Value: Under Contract Mnthly:
Holdover: **90** Occupancy: **Vacant**
Possession Type: **Immediate** Possession Date: **2025-08-08**
Possession Rmks: Road Access Fee:
Local Improv: Survey Year/Type:
Seasonal Dwelling: Realtor Sign on Prop:

Kitch Kitch + **(0+)** Garage: Utilities: **No Gas, Hydro Available,**
Island YN: Room Size: **No Sewers, Cable**
Central Vac: **No** Energy Cert: **No Available, Telephone**
Property Feat: Green PIS: **No Available**
Soil Type: Rural Services:
Security Feat:

Water Meter:
Waterfront Feat:
Waterfront Struc:
Well Capacity:
Well Depth:
Special Desig: **Unknown**
Farm Features:
Winterized:

Waterfront Y/N: **No** Waterfront: **None**
Water Struct: Easements/Restr:
Under Contract: Dev Charges Paid: **Unknown**
HST App To SP: **In Addition To**

Remarks/Directions

Client Rmks: **Build Your Dream Country Estate or Private Oasis! Looking for a getaway from the everyday? This stunning 109-acre property offers the perfect setting for your dream country estate, private retreat, or recreational paradise. Just 50 minutes to Ottawa, 5 minutes to the charming village of Merrickville voted Canadas Most Beautiful Village and 15 minutes to Smiths Falls, this location blends convenience with total privacy. The property features an entrance with culvert already installed and a groomed trail leading to the middle of the land, making access easy. A beautiful mix of hardwood bush and open spaces provides endless possibilities build your custom home, expansive shop, ranch, or even a hunting camp. Whether you're an outdoor enthusiast who loves hunting, ATV adventures, or snowmobiling, or you're simply dreaming of a peaceful country escape surrounded by nature, this property delivers it all. Opportunities like this a sprawling 109 acres to design your ideal country lifestyle are rare. The canvas is ready. All that's missing is your vision.**

Broker Rmks: **Please text Chris Hilliard at 613-799-9249 for all inquiries.**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

VT URL Unbranded:

Brokerage Information

Financing: -- Perm to Advertise: **No** Contact After Expired: **No**
Buyer Agency Compensation Remarks:
List Brokerage: **ALL/PRO REAL ESTATE LTD.** Phone: **613-799-7700**
List Brkr Addr: **1636 RIVER ROAD, Ottawa K4M1B4** Fax:
List Salesperson: **Chris Hilliard, Broker** Phone: **613-799-9249**
Contract Date: **07/16/2025** Leased Terms:
Last Update: **07/16/2025** Expiration Date: **01/16/2026** Original \$: **\$299,900**

