

# 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: Water Meter:  
 Security Feat: Safety Feat: Waterfront Feat:  
 Waterfront Y/N: **No** Waterfront: **None** Waterfront Struc:  
 Water Struct: Easements/Restr: Well Capacity:  
 Under Contract: Dev Charges Paid: **Unknown** Well Depth:  
 HST App To SP: **In Addition To** Special Desig: **Unknown**  
 Farm Features:  
 Winterized:

**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 inquires.**

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**

CB Comm: **2.0**

**Prepared By: Chris Hilliard, Broker**

**Date Prepared: 07/30/2025**

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