

**\$140,000****49 RIDEAU AVENUE, MONTAGUE, ONTARIO,  
CANADA, K7A4W1**<https://evolverespace.com>

- 0 baths
- Vacant Land

Approximately 36 acres of Land in the Township of Montague, just on the edge of Smiths Falls. Recent improvements include: Driveway with culvert and a laneway approximately 100m long, 100' drilled well with great water supply. Recent tests show water quality is very good. Two surveys completed to support severance of 2 additional lots. NOTE: [...]

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## Amenities & Features

**Waterfront available:** No**AttachedGarageYN:** No**CarportYN:** No**CoolingYN:** No**OpenParkingYN:** No**GarageYN:** No**PoolYN:** No