



75 Morrison Avenue

New Tecumseth, Ontario

Catch The Key Inc. | RE/MAX West Realty Inc., Brokerage.



Purposeful Design in Alliston

75 Morrison Avenue offers a highly functional, move-in-ready environment designed for daily living and long-term growth.

With approximately 2,716 square feet of above-grade living space, a flexible four-bedroom layout, and the reliable infrastructure of a 2017 build, this property balances generous square footage with structural peace of mind.

Situated in a mature, integrated community, it is a strategic choice for families seeking space, quality, and a highly accessible location.

Key Property Details



Detached 2-Storey

Property Type



39.37' x 108.27'

Lot Dimensions



Approx. 2,716 sq ft

Above Grade Area (MPAC)



4 Beds / 4 Baths

Layout



2-Car Garage

4 total driveway spaces



2017

Year Built



\$5,508

Taxes (2025)



Brick & Asphalt

Exterior Construction

Spatial Flow & Architecture





Main Living & Gathering Areas

- Formal living room featuring bright, north-facing windows and laminate flooring.
- Dedicated dining area that seamlessly overlooks the family room.
- Comfortable family room centered around a gas fireplace, sharing the consistent laminate flooring that runs throughout the main living spaces.



The Functional Core: Kitchen & Convenience

The kitchen is designed as an eat-in space featuring ceramic flooring and direct walk-out access to the rear yard, allowing for easy indoor-outdoor dining transitions.



Everyday Efficiency

The dedicated main-floor laundry room features ceramic flooring, a utility sink, and direct interior access to the double garage, creating an ideal mudroom transition space.



The Primary Suite

Generous Scale:
expansive 17.95' x 14.01'
dimensions with
lamine flooring.

Dedicated Storage:
Walk-in closet.

The Ensuite:
Comprehensive 5-piece
primary bathroom
offering a private,
self-contained daily
retreat.

Additional Quarters & Lower Level Potential



Upper Bedrooms

Three additional, well-proportioned bedrooms on the second floor, all featuring consistent laminate flooring and ample natural light.

The Lower Level

An expansive (28'6" x 49'9") unfinished full basement featuring poured concrete foundations. It presents a blank canvas for future recreational space, a home gym, or a media room.



Exterior & Lot Features

- Fully fenced backyard offering privacy and a secure environment.
- Integrated patio setup designed for outdoor seating and summer dining.
- Double driveway smoothly accommodating two additional vehicles, bringing total parking capacity to four spaces.

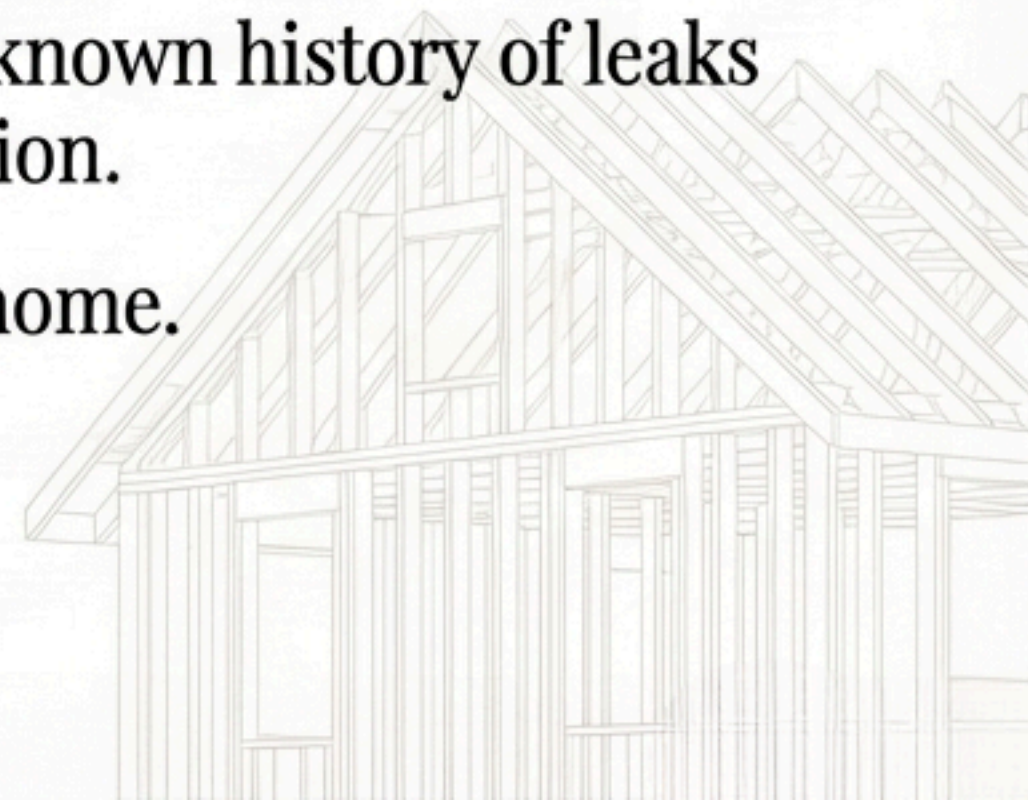
Utility, Systems & Maintenance

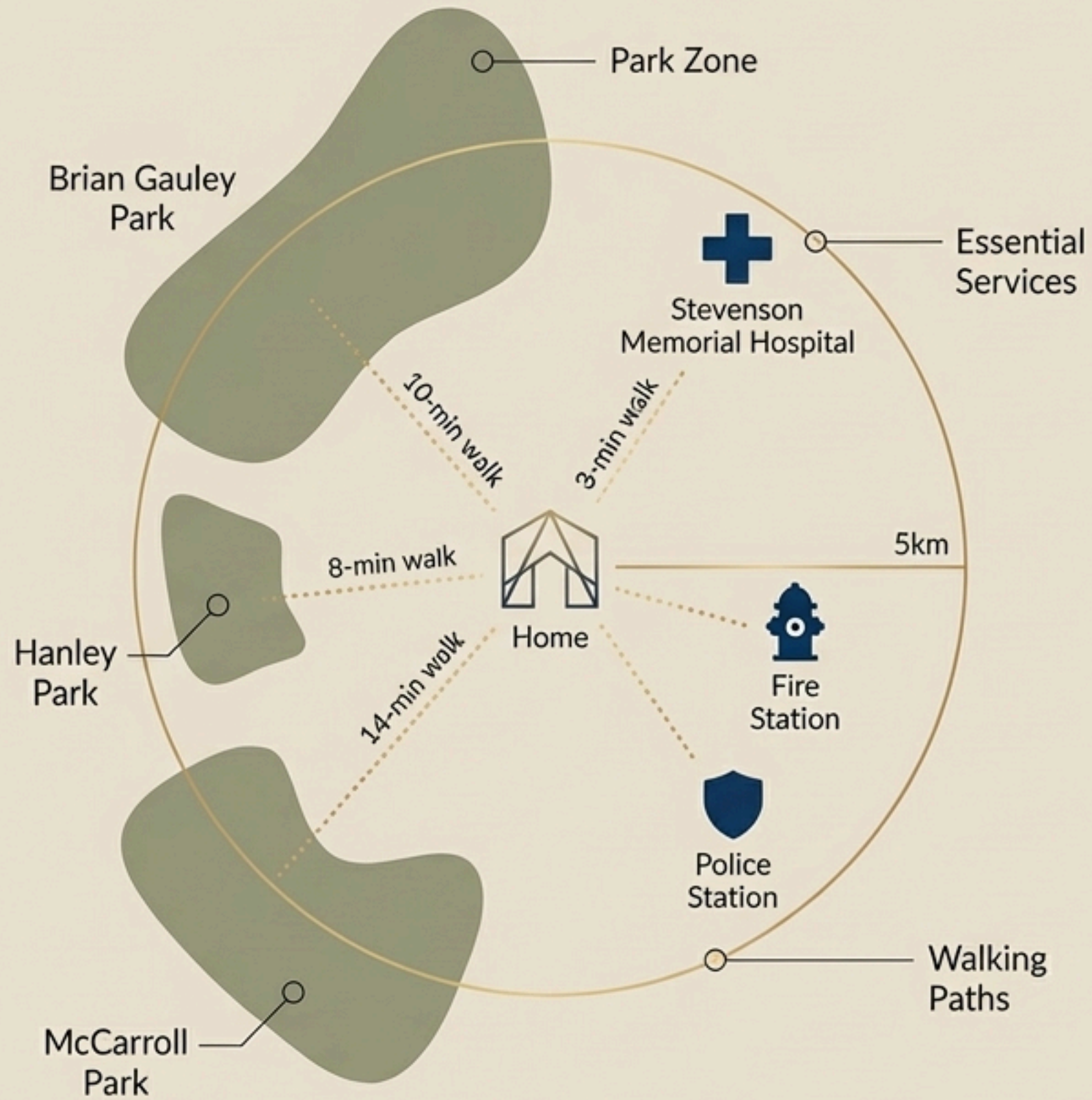
Mechanical Infrastructure

- ✓ Forced air gas furnace (Owned)
- ✓ Central A/C (Owned)
- ✓ Gas hot water tank (Rental at \$49.99/mo)

Pedigree & Care

- ✓ Roof and attic insulation are original to the 2017 build.
- ✓ WiFi-capable basement sprinkler system installed.
- ✓ Seller reports no known history of leaks or water penetration.
- ✓ Well maintained home.





Neighbourhood & Location Insights

Recreation

Located in 'park heaven.' Brian Gauley Park is a 3-minute walk away, with Hanley Park (8 mins) and McCarroll Park (10 mins) close by. The New Tecumseth Recreation Centre is a 14-minute walk.

Healthcare & Safety

Stevenson Memorial Hospital, a local fire station, and a police station are all located within a highly secure 5km radius.

Lifestyle

Easy access to local shopping and dining along Highway 89 (Victoria Street).

Education Catchments

Public System

Ernest Cumberland ES (PK-8) | Banting Memorial HS (9-12)

Catholic System

Holy Family School (PK-8, a 6-minute walk) | St Thomas Aquinas Catholic SS (9-12)

French/Specialty

Académie La Pinède (PK-6) | ÉS Roméo Dallaire (7-12)

Alliston offers a robust educational network, including French Immersion programs and proximity to the Alliston Campus Learning Centres.

The Opportunity

75 Morrison Avenue stands out as a complete package for the discerning buyer. It successfully pairs the generous, 2,700+ square foot layout required by a growing family with the modern mechanical reliability of a 2017 build. Anchored in a community rich with parks, top-tier school catchments, and immediate local amenities, this property is a secure, strategic investment in both lifestyle and long-term equity.





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