

205 Avondale\_Canton\_MadisonCo.  
205 Avondale Road  
Canton, MS 39046

**\$649,500**  
15.26± Acres  
Madison County



**205 Avondale\_Canton\_MadisonCo.  
Canton, MS / Madison County**

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**SUMMARY**

**Address**

205 Avondale Road

**City, State Zip**

Canton, MS 39046

**County**

Madison County

**Type**

Residential Property, Single Family, Horse Property, Recreational Land

**Latitude / Longitude**

32.613611 / -89.977574

**Dwelling Square Feet**

2,845

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

15.26

**Price**

\$649,500

**Property Website**

[https://www.mossyoakproperties.com/property/205-avondale\\_canton\\_madisonco-/madison/mississippi/97597/](https://www.mossyoakproperties.com/property/205-avondale_canton_madisonco-/madison/mississippi/97597/)



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**PROPERTY DESCRIPTION**

Welcome to 205 Avondale Road in Canton, where peaceful country living meets the convenience of town. This charming 3-bedroom, 2-bath home sits on over 15 acres just east of the Country Club of Canton, offering privacy, open space, and room to roam.

Inside, you'll find hardwood floors throughout the home (excluding the kitchen), a cozy fireplace, and a spacious gathering area, perfect for slow evenings, family get-togethers, and holidays spent together.

Step outside onto the large back deck, tucked beneath beautiful oak trees, an ideal spot for morning coffee or unwinding at sunset. Just beyond the back door, a small pond adds to the quiet, rural setting and peaceful views.

The land truly sets this property apart, featuring approximately 6 acres of open pasture to the east and 7 acres to the south, making it an ideal mini-farm or homestead. A large storage shed with electricity, spacious enough to accommodate an RV, offers endless possibilities for storage, hobbies, or a workshop.

All of this-within the city limits-makes this property a rare find for those seeking true country charm without sacrificing convenience.

Contact Les today!

**Les Penn, CLS**

Mossy Oak Properties, BRE

[601-260-5544](tel:601-260-5544)

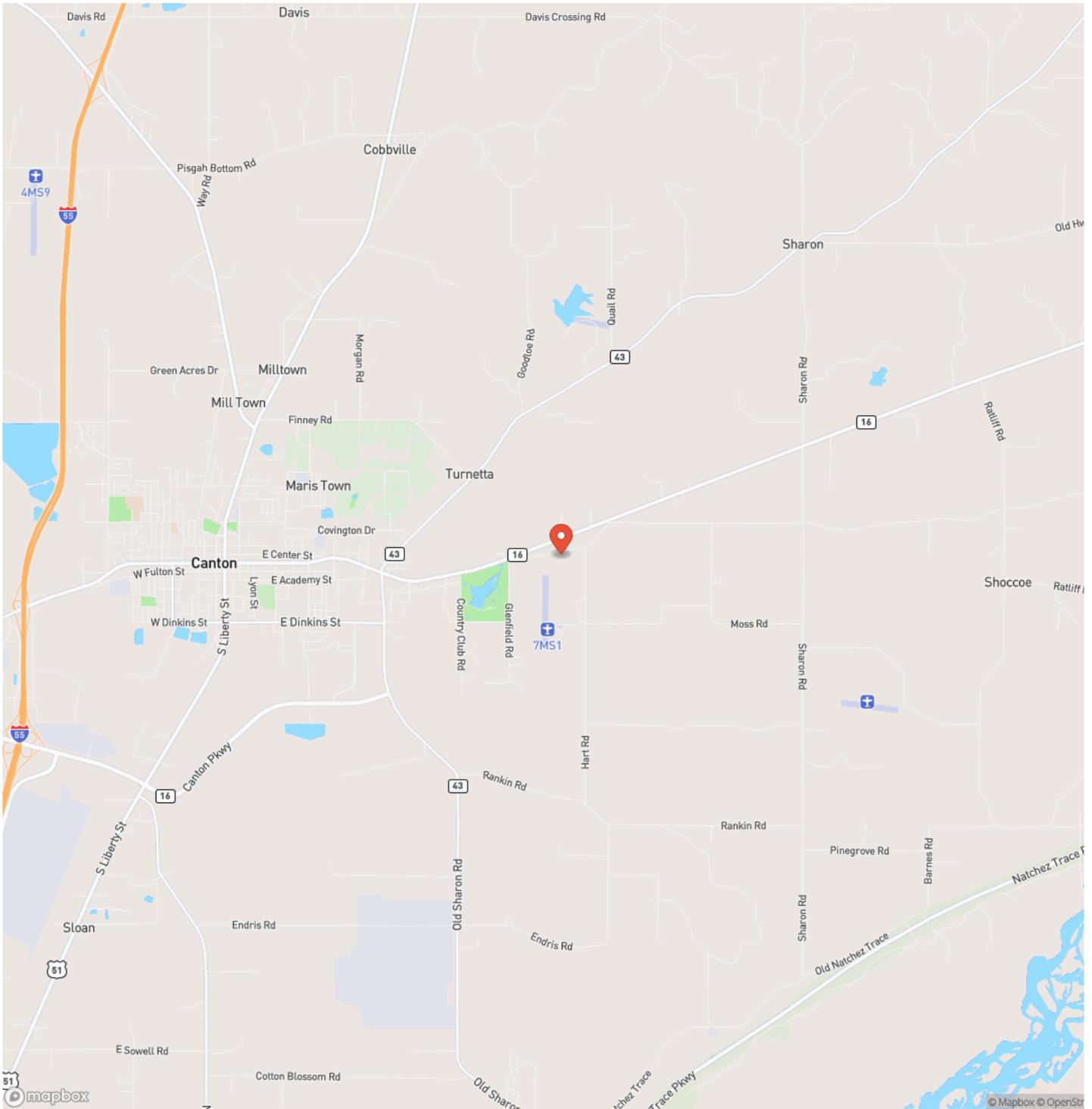
[lpenn@mossyoakproperties.com](mailto:lpenn@mossyoakproperties.com)



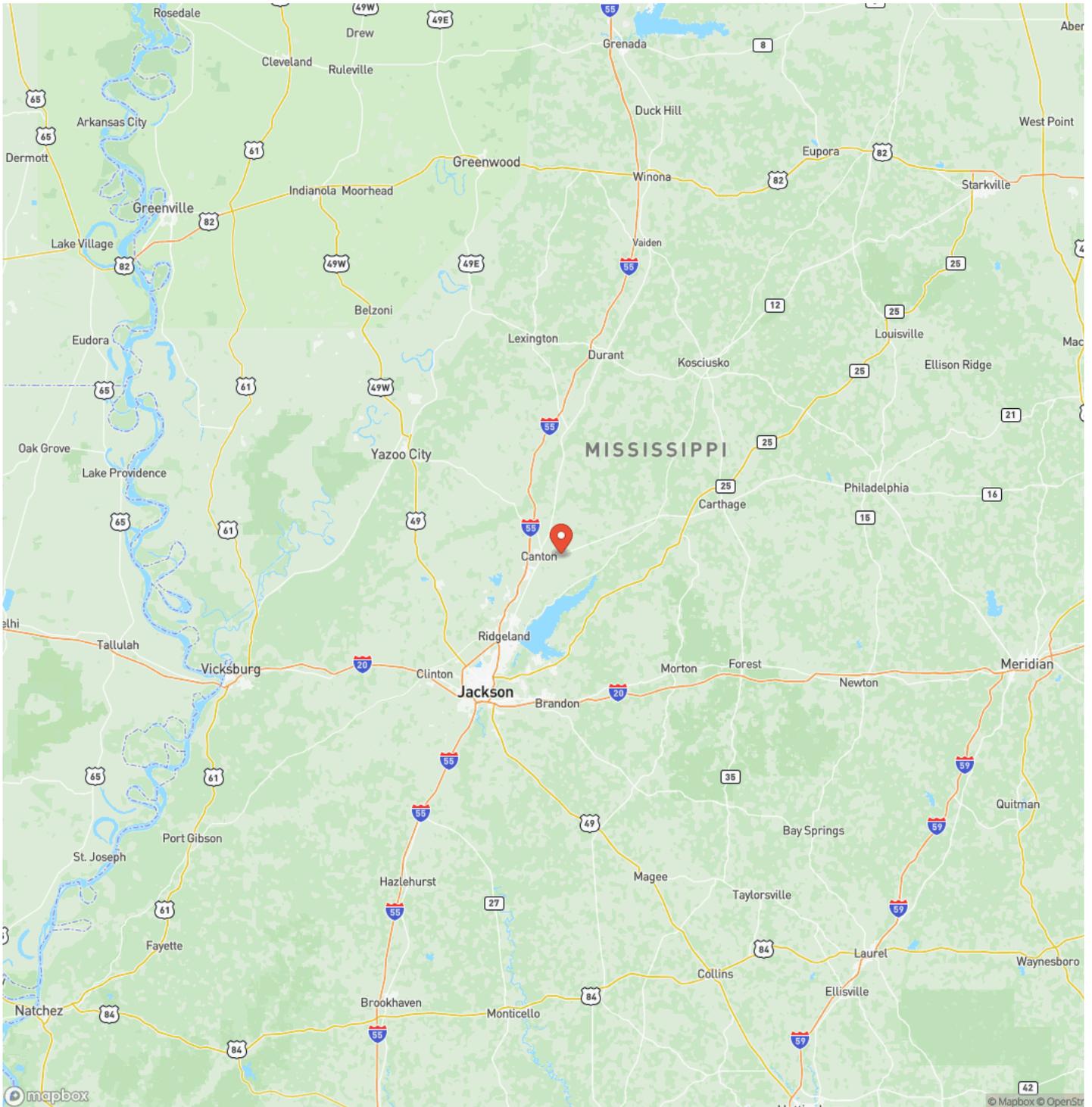
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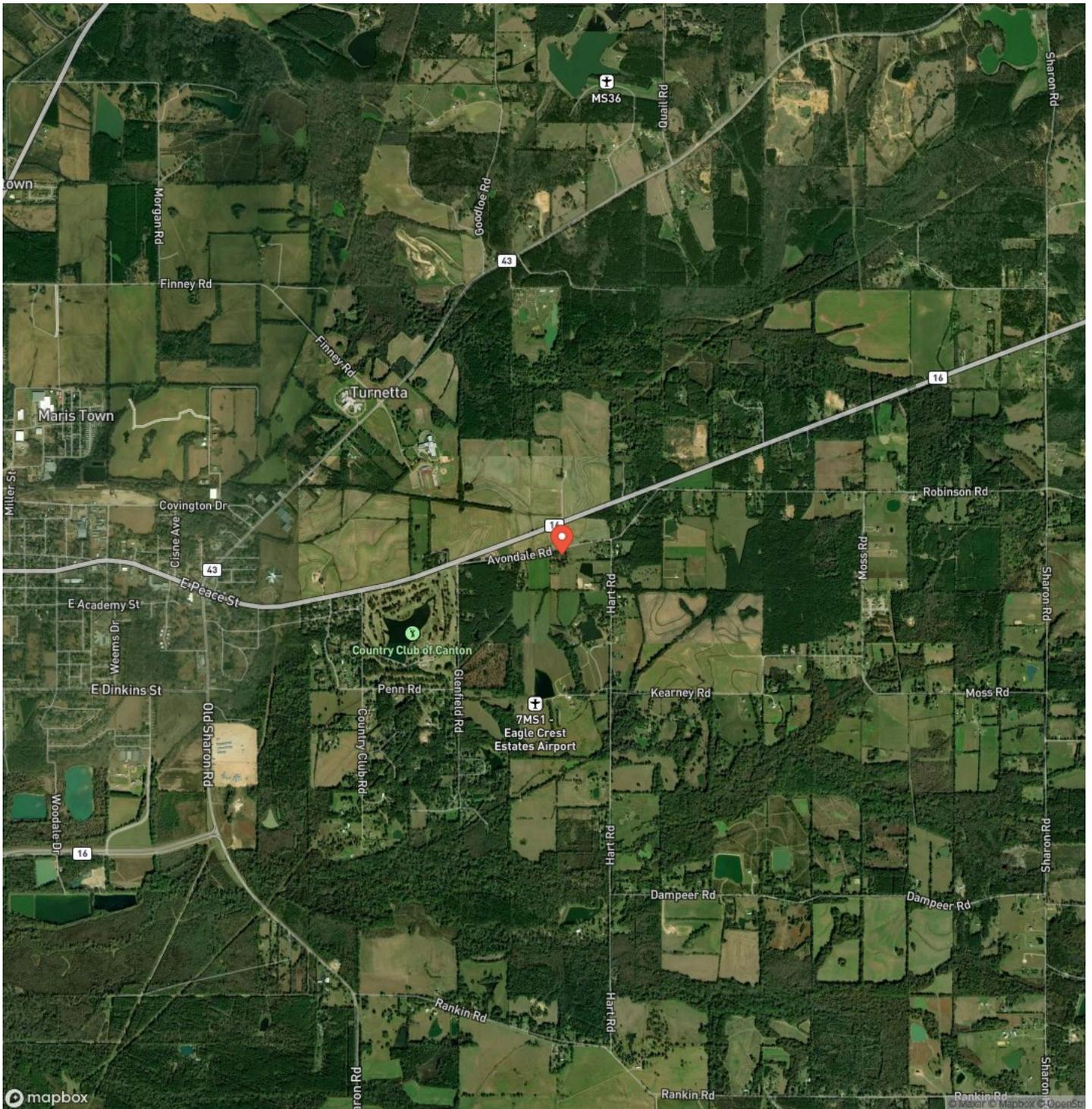
# Locator Map



# Locator Map



# Satellite Map







## **DISCLAIMERS**

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