

<https://www.gtarealestates.com>

Discover your dream home in Guelph! This beautifully maintained two-storey detached home offers 3 bedrooms and 3.5 bathrooms with almost 2400 square feet of living space – perfectly situated in a prime Guelph location just minutes from highly-regarded schools, convenient shopping, and the University of Guelph. Step inside to bright, open spaces, professionally painted and...

**\$875,000**

- 3 beds
- 4 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft

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## Rooms & Units Descr



**RoomType1:** Primary Bedroom  
**RoomLength1:** 4.4  
**RoomDimensions1:** 4.4 m X 3.4 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 3.1  
**RoomType3:** Bedroom 3  
**RoomLength3:** 3.1  
**RoomDimensions3:** 3.1 m X 3 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 3.2  
**RoomType5:** Recreational, Games room  
**RoomLength5:** 3.1  
**RoomDimensions5:** 3.1 m X 3 m  
**RoomLevel6:** Main level  
**RoomWidth6:** 4.2  
**RoomType7:** Family room  
**RoomLength7:** 4.5  
**RoomDimensions7:** 4.5 m X 3.2 m  
**RoomLevel8:** Main level  
**RoomWidth8:** 3.2

**RoomLevel1:** Second level  
**RoomWidth1:** 3.4  
**RoomType2:** Bedroom 2  
**RoomLength2:** 3.2  
**RoomDimensions2:** 3.2 m X 3.1 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 3  
**RoomType4:** Laundry room  
**RoomLength4:** 2.1  
**RoomDimensions4:** 2.1 m X 3.2 m  
**RoomLevel5:** Basement  
**RoomWidth5:** 3  
**RoomType6:** Living room  
**RoomLength6:** 4.6  
**RoomDimensions6:** 4.6 m X 4.2 m  
**RoomLevel7:** Main level  
**RoomWidth7:** 3.2  
**RoomType8:** Kitchen  
**RoomLength8:** 5.7  
**RoomDimensions8:** 5.7 m X 3.2 m

## Location Details

**City:** Guelph (Grange Road)

**Province:** Ontario

## Property Details

**SubdivisionName:** Grange Road

**Stories:** 2

**Levels:** 2

**FrontageLength:** 32 ft ,1 in



## Property Features

|                                               |                              |
|-----------------------------------------------|------------------------------|
| <b>Flooring:</b> Hardwood,Carpeted,Tile,Vinyl | <b>Heating:</b> Forced air   |
| <b>HeatingFuel:</b> Natural gas               | <b>CoolingYN:</b> True       |
| <b>Cooling:</b> Central air conditioning      | <b>ParkingTotal:</b> 5       |
| <b>OpenParkingYN:</b> False                   | <b>GarageYN:</b> True        |
| <b>AttachedGarageYN:</b> False                | <b>CarportYN:</b> False      |
| <b>PoolYN:</b> False                          | <b>ViewYN:</b> False         |
| <b>WaterfrontYN:</b> False                    | <b>Sewer:</b> Sanitary sewer |

## Courtesy of

|                                                    |                          |
|----------------------------------------------------|--------------------------|
| <b>OfficeName:</b> ROYAL LEPAGE CERTIFIED REALTY   | <b>Office ID:</b> 296729 |
| <b>ListAOR:</b> Toronto Regional Real Estate Board |                          |

## Building Details

|                        |                            |
|------------------------|----------------------------|
| <b>ParkingTotal:</b> 5 | <b>Heating:</b> Forced air |
|------------------------|----------------------------|

## Amenities & Features

|                                 |                                          |
|---------------------------------|------------------------------------------|
| <b>Waterfront available:</b> No | <b>OpenParkingYN:</b> No                 |
| <b>AttachedGarageYN:</b> No     | <b>GarageYN:</b> Yes                     |
| <b>CarportYN:</b> No            | <b>PoolYN:</b> No                        |
| <b>CoolingYN:</b> Yes           | <b>Cooling:</b> Central air conditioning |

