



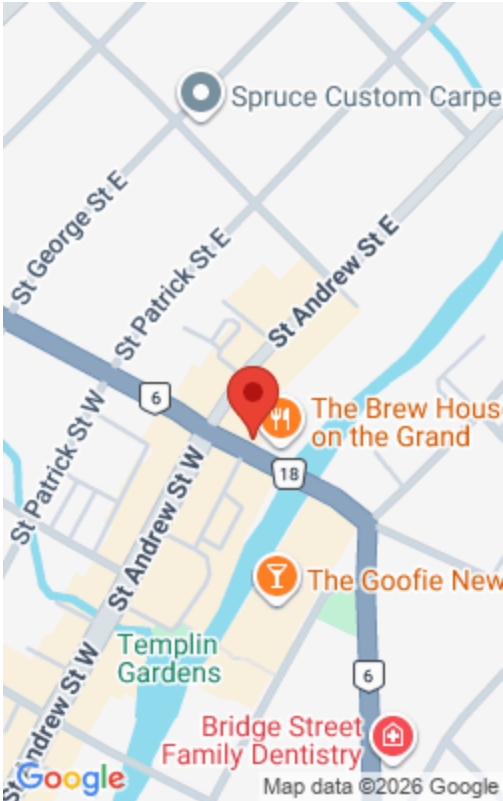
\$769,000

130 ST DAVID ST S, FERGUS, ON N1M 2L3, CANADA

<https://www.gtarealestates.com>

Step into a rare creative and income-generating opportunity with this circa-1880, 3-storey semi-duplex in the heart of downtown Fergus Ontario. Rich in character and layered with history, this property offers the kind of authentic architectural canvas artists crave-paired with the fundamentals investors value. Overlooking the Grand River, the setting is as inspiring as it is desirable....

- 2 beds
- 2 baths
- Single Family
- Single Family
- 1100 - 1500 sq ft



Rooms & Units Descr

RoomType1: Eating area

RoomLength1: 3.77

RoomDimensions1: 3.77 m X 2.15 m

RoomLevel2: Second level

RoomWidth2: 2.74

RoomType3: Kitchen

RoomLength3: 2.61

RoomDimensions3: 2.61 m X 4.36 m

RoomLevel4: Third level

RoomWidth4: 6.81

RoomType5: Bedroom

RoomLength5: 3.68

RoomDimensions5: 3.68 m X 5.16 m

RoomLevel6: Main level

RoomWidth6: 2.12

RoomType7: Kitchen

RoomLength7: 1.85

RoomDimensions7: 1.85 m X 2.58 m

RoomLevel8: Main level

RoomWidth8: 5.15

RoomLevel1: Second level

RoomWidth1: 2.15

RoomType2: Living room

RoomLength2: 3.77

RoomDimensions2: 3.77 m X 2.74 m

RoomLevel3: Second level

RoomWidth3: 4.36

RoomType4: Primary Bedroom

RoomLength4: 3.91

RoomDimensions4: 3.91 m X 6.81 m

RoomLevel5: Basement

RoomWidth5: 5.16

RoomType6: Dining room

RoomLength6: 2.58

RoomDimensions6: 2.58 m X 2.12 m

RoomLevel7: Main level

RoomWidth7: 2.58

RoomType8: Living room

RoomLength8: 2.58

RoomDimensions8: 2.58 m X 5.15 m

Location Details

City: Centre Wellington (Fergus)

Province: Ontario

Property Details

SubdivisionName: Fergus

Levels: 2

Stories: 2



Property Features

Heating: Forced air

CoolingYN: True

OpenParkingYN: False

AttachedGarageYN: False

PoolYN: False

WaterfrontYN: False

HeatingFuel: Natural gas

Cooling: Central air conditioning

GarageYN: False

CarportYN: False

ViewYN: False

Sewer: Sanitary sewer

Courtesy of

OfficeName: RE/MAX EXPERTS

Office ID: 290743

ListAOR: Toronto Regional Real Estate Board

Building Details

Heating: Forced air

Sewer: Sanitary sewer

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

CarportYN: No

CoolingYN: Yes

OpenParkingYN: No

GarageYN: No

PoolYN: No

Cooling: Central air conditioning

