



## 22 RYAN ST BASEMENT 22, FERGUS, ON N1M 0C9, CANADA

<https://www.gtarealestates.com>

A beautiful 2 bed + 1 bath walk-out basement apartment in a family friendly neighborhood of Fergus! Located in a peaceful area surrounded by amazing nature! Perfectly designed with an open floor plan. Very bright. Spacious living area with walk-out to backyard. Large kitchen with quartz counters, stainless steel appliances and backsplash. Master bedroom with walk-in closet,...

- 2 beds
- 1 bath
- Single Family
- Single Family
- 700 - 1100 sq ft



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## Rooms & Units Descr

**UnitNumber:** Basement

**RoomLevel1:** Basement

**RoomWidth1:** 4.9

**RoomType2:** Kitchen

**RoomLength2:** 3.17

**RoomDimensions2:** 3.17 m X 2.33 m

**RoomLevel3:** Basement

**RoomWidth3:** 4.11

**RoomType4:** Bedroom 2

**RoomLength4:** 3.88

**RoomDimensions4:** 3.88 m X 2.56 m

**RoomType1:** Living room

**RoomLength1:** 5.84

**RoomDimensions1:** 5.84 m X 4.9 m

**RoomLevel2:** Basement

**RoomWidth2:** 2.33

**RoomType3:** Primary Bedroom

**RoomLength3:** 3.17

**RoomDimensions3:** 3.17 m X 4.11 m

**RoomLevel4:** Basement

**RoomWidth4:** 2.56

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## Location Details

**City:** Centre Wellington (Fergus)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Fergus

**Stories:** 2

**LeaseFrequency:** Monthly

**Levels:** 2

**Lease:** 1900.00

**LeaseTerm:** Monthly

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## Property Features



**Flooring:** Hardwood,Ceramic

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 1

**GarageYN:** False

**CarportYN:** False

**ViewYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** RE/MAX ABOUTOWNE REALTY CORP.

**Office ID:** 286883

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** No

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

