

45 LINDEN AVE, GUELPH/ERAMOSA, ON N0B 2K0, CANADA

<https://www.gtarealestates.com>

Welcome to 45 Linden Ave, a beautiful end-unit bungalow condo townhome offering stylish, low-maintenance living in the heart of Rockwood. The spacious foyer greets you with high ceilings, ceramic flooring, a double closet & the convenience of a 2-pc bath. The main floor features a bright open-concept design with hardwood flooring, updated light fixtures &...

\$949,000

- 3 beds
- 3 baths
- Single Family
- Single Family
- 2000 - 2249 sq ft



Rooms & Units Descr

RoomType1: Family room
RoomLength1: 8.045
RoomDimensions1: 8.045 m X 5.767 m
RoomLevel2: Second level
RoomWidth2: 3.577
RoomType3: Bedroom 3
RoomLength3: 3.76
RoomDimensions3: 3.76 m X 3.684 m
RoomLevel4: Main level
RoomWidth4: 3.942
RoomType5: Living room
RoomLength5: 4.939
RoomDimensions5: 4.939 m X 3.873 m
RoomLevel6: Main level
RoomWidth6: 3.27
RoomType7: Primary Bedroom
RoomLength7: 4.652
RoomDimensions7: 4.652 m X 3.914 m

RoomLevel1: Second level
RoomWidth1: 5.767
RoomType2: Bedroom 2
RoomLength2: 3.752
RoomDimensions2: 3.752 m X 3.577 m
RoomLevel3: Second level
RoomWidth3: 3.684
RoomType4: Kitchen
RoomLength4: 4.164
RoomDimensions4: 4.164 m X 3.942 m
RoomLevel5: Main level
RoomWidth5: 3.873
RoomType6: Dining room
RoomLength6: 4.18
RoomDimensions6: 4.18 m X 3.27 m
RoomLevel7: Main level
RoomWidth7: 3.914

Location Details

City: Guelph/Eramosa (Rockwood) **Province:** Ontario

Property Details

SubdivisionName: Rockwood **Levels:** 1.5
Stories: 1.5



Property Features

CommunityFeatures: Pets Allowed With Restrictions
Heating: Forced air
CoolingYN: True
ParkingTotal: 4
GarageYN: True
CarportYN: False
PoolYN: False
WaterfrontYN: False

Flooring: Hardwood,Carpeted
HeatingFuel: Natural gas
Cooling: Central air conditioning
OpenParkingYN: False
AttachedGarageYN: True
FireplacesTotal: 1
ViewYN: False

Miscellaneous

AssociationFeeFrequency: Monthly

Courtesy of

OfficeName: Royal Lepage Real Estate Associates
ListAOR: Toronto Regional Real Estate Board

Office ID: 285077

Building Details

ParkingTotal: 4
Heating: Forced air

Amenities & Features



Waterfront available: No

AttachedGarageYN: Yes

CarportYN: No

CoolingYN: Yes

Cooling: Central air conditioning

OpenParkingYN: No

GarageYN: Yes

PoolYN: No

CommunityFeatures: Pets Allowed With Restrictions

Total Fireplaces: 1

