

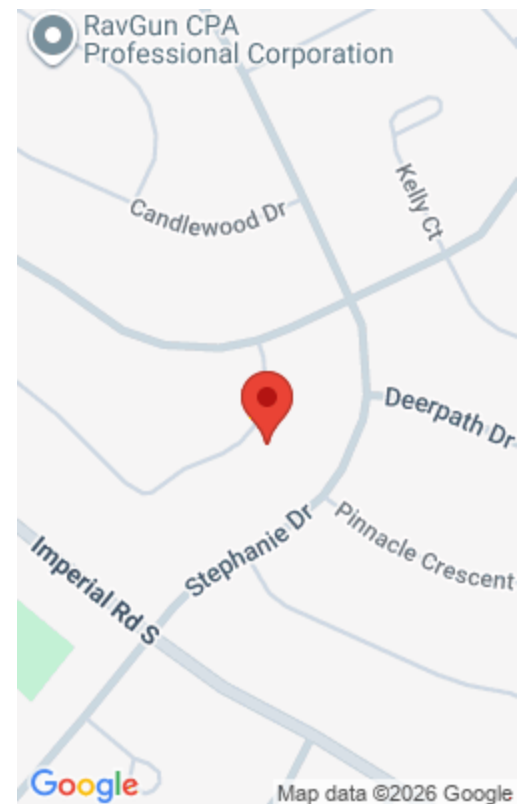
69 ABBEYWOOD CRESCENT, GUELPH, ON N1K 1V3, CANADA

<https://www.gtarealestates.com>

Potential for a third bedroom conversion, generously sized second bedroom offers flexibility, subject to buyer due diligence and any required approvals. Turnkey, maintained raised bungalow in a highly sought-after, family-friendly Guelph neighbourhood, delivering exceptional value, versatility, and move-in ready living with convenient access to the GTA. This home features 2+1 bedrooms and 3 bathrooms, along with...

\$759,900

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



Rooms & Units Descr

RoomType1: Family room

RoomLength1: 7.56

RoomDimensions1: 7.56 m X 3.43 m

RoomLevel2: Basement

RoomWidth2: 4.16

RoomType3: Laundry room

RoomLength3: 1.99

RoomDimensions3: 1.99 m X 2.36 m

RoomLevel4: Main level

RoomWidth4: 3.39

RoomType5: Dining room

RoomLength5: 4.54

RoomDimensions5: 4.54 m X 2.3 m

RoomLevel6: Main level

RoomWidth6: 3.26

RoomType7: Primary Bedroom

RoomLength7: 4.45

RoomDimensions7: 4.45 m X 3.27 m

RoomLevel8: Main level

RoomWidth8: 5.82

RoomLevel1: Basement

RoomWidth1: 3.43

RoomType2: Bedroom 3

RoomLength2: 2.99

RoomDimensions2: 2.99 m X 4.16 m

RoomLevel3: Basement

RoomWidth3: 2.36

RoomType4: Living room

RoomLength4: 5.37

RoomDimensions4: 5.37 m X 3.39 m

RoomLevel5: Main level

RoomWidth5: 2.3

RoomType6: Kitchen

RoomLength6: 4.45

RoomDimensions6: 4.45 m X 3.26 m

RoomLevel7: Main level

RoomWidth7: 3.27

RoomType8: Bedroom 2

RoomLength8: 3.96

RoomDimensions8: 3.96 m X 5.82 m

Location Details

City: Guelph (Willow West/Sugarbush/West Acres)

Province: Ontario

Property Details



SubdivisionName: Willow West/Sugarbush/West Acres **ArchitecturalStyle:** Raised bungalow

Levels: 1

Stories: 1

FrontageLength: 45 ft ,9 in

Property Features

Flooring: Laminate,Carpeted

HeatingFuel: Natural gas

Cooling: Central air conditioning

OpenParkingYN: False

AttachedGarageYN: True

PoolYN: False

WaterfrontYN: False

Heating: Forced air

CoolingYN: True

ParkingTotal: 4

GarageYN: True

CarportYN: False

ViewYN: False

Sewer: Sanitary sewer

Courtesy of

OfficeName: UPPERSIDE REAL ESTATE LIMITED

Office ID: 283790

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 4

ArchitecturalStyle: Raised bungalow

Heating: Forced air

Sewer: Sanitary sewer

Amenities & Features

Waterfront available: No

OpenParkingYN: No

AttachedGarageYN: Yes

GarageYN: Yes

CarportYN: No

PoolYN: No

CoolingYN: Yes

Cooling: Central air conditioning

