

$1,599,900

- 5 beds
- 3 baths
- Single Family
- Single Family
- 2500 - 3000 sq ft

75 LYON AVENUE, GUELPH (EXHIBITION PARK), ONTARIO, CANADA, N1H5C7, N1H5C7

https://www.gtarealestates.com

Tucked away at the quiet dead end of Lyon Avenue in the heart of Exhibition Park, this renovated 5 bedroom home offers a rare opportunity in one of Guelph’s most sought after neighbourhoods. Known for its mature tree lined streets, community feel, parks, schools, and walkability to downtown, homes on this street rarely come to...

Rooms & Units Descr

RoomType1: Bedroom 2
RoomLength1: 5.45
RoomDimensions1: 5.45 m X 2.97 m
RoomLevel2: Second level
RoomWidth2: 3.05
RoomType3: Bedroom 4
RoomLength3: 3.33
RoomDimensions3: 3.33 m X 2.84 m
RoomLevel4: Second level
RoomWidth4: 3.16
RoomType5: Laundry room
RoomLength5: 2.27
RoomDimensions5: 2.27 m X 2.16 m
RoomLevel6: Third level
RoomWidth6: 5.29
RoomType7: Den
RoomLength7: 2.58
RoomDimensions7: 2.58 m X 3.57 m
RoomLevel8: Basement
RoomWidth8: 6.48
RoomType9: Family room
RoomLength9: 7.33
RoomDimensions9: 7.33 m X 6.73 m
RoomLevel10: Lower level
RoomWidth10: 7.15
RoomType11: Dining room
RoomLength11: 3.79
RoomDimensions11: 3.79 m X 4.58 m
RoomLevel12: Main level
RoomWidth12: 2.69
RoomType13: Kitchen
RoomLength13: 4.57
RoomDimensions13: 4.57 m X 7.23 m
RoomLevel1: Second level
RoomWidth1: 2.97
RoomType2: Bedroom 3
RoomLength2: 3.13
RoomDimensions2: 3.13 m X 3.05 m
RoomLevel3: Second level
RoomWidth3: 2.84
RoomType4: Bedroom 5
RoomLength4: 3.14
RoomDimensions4: 3.14 m X 3.16 m
RoomLevel5: Second level
RoomWidth5: 2.16
RoomType6: Primary Bedroom
RoomLength6: 4.9
RoomDimensions6: 4.9 m X 5.29 m
RoomLevel7: Third level
RoomWidth7: 3.57
RoomType8: Recreational, Games room
RoomLength8: 3.76
RoomDimensions8: 3.76 m X 6.48 m
RoomLevel9: Lower level
RoomWidth9: 6.73
RoomType10: Other
RoomLength10: 3.73
RoomDimensions10: 3.73 m X 7.15 m
RoomLevel11: Main level
RoomWidth11: 4.58
RoomType12: Foyer
RoomLength12: 3.79
RoomDimensions12: 3.79 m X 2.69 m
RoomLevel13: Main level
RoomWidth13: 7.23

Location Details

City: Guelph (Exhibition Park), Guelph (Exhibition Park)

Province: Ontario

Property Details

SubdivisionName: Exhibition Park

FrontageLength: 72 ft ,10 in

Property Features

Fencing: Fully Fenced

Flooring: Hardwood,Laminate

Heating: Forced air

HeatingFuel: Natural gas

CoolingYN: True

Cooling: Central air conditioning

ParkingTotal: 6

OpenParkingYN: False

GarageYN: True

AttachedGarageYN: True

CarportYN: False

FireplacesTotal: 2

PoolYN: True

ViewYN: False

WaterfrontYN: False

Sewer: Sanitary sewer

Courtesy of

OfficeName: CHESTNUT PARK REALTY(SOUTHWESTERN ONTARIO) LTD **Office ID:** 296481

ListAOR: Toronto Regional Real Estate Board

Building Details

ParkingTotal: 6

Heating: Forced air

Sewer: Sanitary sewer



Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

CarportYN: No

CoolingYN: Yes

Total Fireplaces: 2

OpenParkingYN: No

GarageYN: Yes

PoolYN: Yes

Cooling: Central air conditioning