

\$899,999 - 7913 Highway 7/12, Guelph/eramosa

MLS® #40696158

\$899,999

4 Bedroom, 1.00 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

42 - Rural Guelph/Eramosa East,
Guelph/eramosa, Ontario

Located in the serene countryside of Guelph/Eramosa, this charming property at 7913 Highway 7 offers a perfect blend of rural tranquility and convenient access to urban amenities. Situated just outside Guelph, this spacious home provides both the privacy of a rural setting and proximity to essential services, making it an ideal location for those seeking a peaceful lifestyle without sacrificing convenience. Property Overview: This expansive property features a beautifully maintained residence set on a large 80 x 200 Ft lot, offering scenic views of lush greenery and wide-open spaces. Whether you're looking for a family home, a country retreat, or an opportunity to operate a small business or hobby farm, this property has the potential to meet a variety of needs. Outdoor Space: The property spans a large lot, perfect for outdoor enthusiasts and those seeking space to grow. The vast yard provides ample room for gardens, recreation, or even the possibility of building additional structures such as a workshop, barn, or outbuildings for various uses. The landscaping is well-kept, with mature trees offering privacy and shade during the warmer months. Additional Features: Ample parking space for vehicles, RVs, or boats. A well-maintained driveway providing easy access to the home. Close proximity to Highway 7 for quick access to Guelph, as well as nearby towns and amenities. Location: This property is situated just outside the vibrant city



of Guelph, known for its rich history, top-rated schools, and thriving arts and cultural scene. With easy access to Highway 7, commuting to surrounding areas like Cambridge, Kitchener-Waterloo, and Toronto is straightforward. Local amenities such as grocery stores, medical services, and recreational facilities are just a short drive away, making this location both convenient and desirable for growing families or those looking to escape the bustle of city life.

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Essential Information

Listing #	40696158
Price	\$899,999
Bedrooms	4
Bathrooms	1.00
Square Footage	1,574
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	7913 Highway 7/12
Subdivision	42 - Rural Guelph/Eramosa East
City	Guelph/eramosa
Province	Ontario
Postal Code	N1H6H8

Amenities

Features	Country residential
Parking Spaces	10
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
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Listing Details

Listing Office	EXECUTIVE REAL ESTATE SERVICES LTD
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