

\$600,000 - 302 College Avenue W Unit# 119, Guelph

MLS® #40763617

\$600,000

4 Bedroom, 4.00 Bathroom, 1,280 sqft

Single Family on 0.00 Acres

6 - Dovercliffe Park/Old University, Guelph, Ontario

Upgraded End-Unit Townhouse with Pool Access & Prime Guelph Location! This beautifully maintained 4 bedroom, 4 bathroom, end-unit townhouse offers modern living in a well-kept complex with its own private pool. Ideally located near Stone Road Mall, Hanlon Parkway, and within walking distance to top-rated schools like College Heights, Our Lady of Lourdes, Priory Park, and Mary Phelan Catholic School. Commuters and students will love the easy public transit access to the University of Guelph and Ontario Veterinary College—a perfect location for professionals, students, and families alike. Inside, enjoy a functional and stylish layout with hardwood floors, a bright living area with a wood-burning fireplace, and a spacious kitchen featuring stainless steel appliances and tasteful upgrades. The primary suite includes a newly renovated ensuite bathroom (2025), a walk-in closet, and plenty of natural light. Make your way to the lower level to a fully finished basement with a 4th bedroom and 3 piece bathroom! Additional highlights include: Renovated kitchen & 4 bathrooms (2015) with modern finishes, Upper-level laundry for added convenience, Fresh paint (2019 & 2025) including trim and doors, Furnace & A/C (2016), Updated lighting throughout, Central vac rough-in, New garage door (2019), New front yard tree (2023). This bright and private end-unit offers added privacy, tasteful updates, and all the space you need—plus



access to fantastic amenities right outside your door. Move in and enjoy one of Guelph's most connected and convenient communities!
(id:6289)

Built in 1994

Essential Information

Listing #	40763617
Price	\$600,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,280
Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Condominium
Style	2 Level

Community Information

Address	302 College Avenue W Unit# 119
Subdivision	6 - Dovercliffe Park/Old University
City	Guelph
Province	Ontario
Postal Code	N1G4T6

Amenities

Amenities	Place of Worship, Playground, Schools, Shopping
Parking Spaces	2
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Pool

Interior

Appliances	Central Vacuum - Roughed In, Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in, Hood Fan, Window Coverings
Heating	Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Other, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office EXP REALTY



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