

\$759,900 - 72 Ferndale Avenue, Guelph

MLS® #40763994

\$759,900

5 Bedroom, 2.00 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

10 - Victoria North, Guelph, Ontario

Welcome to 72 Ferndale Ave, beautifully renovated, 5-bdrm brick bungalow complete with a fully LEGAL 2-bdrm basement apartment that's ready to help offset your mortgage or generate rental income! Newly painted inside, this home features gleaming luxury vinyl plank flooring & recessed pot lighting that illuminate the expansive open-concept living & dining area. Massive picture window floods the space w/warm natural light, creating an inviting ambiance from the moment you walk in. Kitchen is bright & modern w/crisp white cabinetry, tiled backsplash, mostly S/S appliances & eat-in dining nook. Main level offers 3 generous bdrms all with new flooring, abundant closet space & large windows. Stylish 4pc bath showcases brand-new oversized vanity w/quartz counters & contemporary tiled tub/shower surround. Convenient main-floor laundry adds to comfort & functionality of this home. Downstairs discover the highlight: spacious fully legal 2-bed basement suite w/private laundry & separate entrance. It includes a full kitchen w/white cabinets, spacious living/dining area accentuated by new pot lighting & 2 sizable windows, 2 well-appointed bdrms w/ample closets & chic 3pc bath featuring sleek vanity & marble-style tiles. Whether you're welcoming in-laws, hosting guests or generating consistent rental income, this thoughtfully designed space adds incredible versatility & long-term value. Outside the oversized driveway



accommodates up to 4 cars while the fully fenced backyard is lush with mature trees”an ideal safe haven for kids & pets to play freely. A handy shed adds extra storage. Located just mins from everyday conveniences including plaza with Walmart, Staples, Home Depot, Canadian Tire & easy access to scenic spots like Guelph Lake & beautiful walking trails that surround it. You’re also close to parks, public transit & schools! Whether you're a growing family or a savvy investor, this turnkey home in a prime Guelph neighbourhood offers exceptional value, style & flexibility (id:6289)

Built in 1972

Essential Information

Listing #	40763994
Price	\$759,900
Bedrooms	5
Bathrooms	2.00
Square Footage	1,916
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	72 Ferndale Avenue
Subdivision	10 - Victoria North
City	Guelph
Province	Ontario
Postal Code	N1E1B5

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Southern exposure, Paved driveway, In-Law Suite

Parking Spaces 4

Interior

Heating Natural gas Forced air
Cooling Central air conditioning
of Stories 1
Has Basement Yes

Exterior

Exterior Aluminum siding, Brick

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC., BROKERAGE



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