

\$784,000 - 45 Chesterton Lane, Guelph

MLS® #40767022

\$784,000

3 Bedroom, 2.00 Bathroom, 2,162 sqft

Single Family on 0.00 Acres

11 - Grange Road, Guelph, Ontario

Welcome to 45 Chesterton Lane, charming & spacious 2+1 bdrm, 2 bathroom raised bungalow nestled in quiet family-friendly neighbourhood! Sitting on generously sized lot, this home offers everything you need—space, comfort, natural light & beautiful backyard oasis. Whether you're upsizing or searching for the perfect multi-generational home, this one checks all the boxes. Step inside to bright open-concept living & dining area featuring rich hardwood flooring, gas fireplace & multiple large windows that flood the space with sunlight creating a warm welcoming atmosphere. Heart of the home is the eat-in kitchen offering crisp white cabinetry with stylish glass inserts, sleek backsplash & 2-tiered breakfast bar perfect for casual dining & entertaining. Charming breakfast nook with sliding doors leads directly to sun-soaked back deck—ideal spot for morning coffee or evening relaxation. Main floor includes 2 spacious bdrms each with large windows & lots of closet space. Updated 4pc main bathroom features convenient shower/tub. Downstairs, the lower level impresses with massive rec room with 2 oversized windows & walkout access to a private lower deck & 3rd bdrm—ideal for teens, in-laws or even rental potential. Another 4pc bathroom completes the lower level. With its separate entrance, this home has serious potential for an income-generating basement apartment or in-law suite! Step outside to a backyard that feels like your own private park.



Surrounded by towering blue spruce trees, tall wood fencing & mature landscaping, the yard offers 2 large decks, lush grass play area & shed for storage”perfect for pets, kids or simply relaxing in peace. Other highlights include an attached garage, dbl-wide driveway & location that’s hard to beat. Just around the corner from Peter Misersky Park featuring off-leash dog park, playgrounds & trails. Short walk brings you to several highly rated schools. Mins from convenient shopping centre with restaurants, banks, fitness, pet care & more (id:6289)

Built in 1996

Essential Information

Listing #	40767022
Price	\$784,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,162
Acres	0.00
Year Built	1996
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	45 Chesterton Lane
Subdivision	11 - Grange Road
City	Guelph
Province	Ontario
Postal Code	N1E6S8

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway
Parking Spaces	3

Parking	Attached Garage
# of Garages	1

Interior

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

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

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