

# \$799,999 - 6 Clive Avenue, Guelph

MLS® #40775345

**\$799,999**

6 Bedroom, 2.00 Bathroom, 2,267 sqft

Single Family on 0.00 Acres

9 - Riverside Park, Guelph, Ontario

Welcome to 6 Clive Avenue, a charming bungalow offering over 2,240 sq ft of finished living space, set in one of Guelph's most family-friendly and sought-after neighbourhoods – Riverside Park. Upstairs, enjoy a bright and functional layout featuring three spacious bedrooms, a beautifully updated 4-piece bathroom, laminate flooring throughout, and a sun-filled living room with crown moulding and a large picture window. The kitchen flows seamlessly into a dedicated dining area, making it perfect for family meals and entertaining. The convenience of upper-level laundry adds extra ease. Downstairs, discover a fully renovated legal basement apartment with its own private entrance. Spanning 1,112 sq ft, this income-generating suite features three bedrooms, an updated kitchen and bathroom, fresh paint, modern flooring, and in-unit laundry – making it ideal for extended family, tenants, or multi-generational living. The property is freshly updated and future-proofed with a complete plumbing upgrade (2025), giving peace of mind to buyers and investors alike. Enjoy outdoor living in the backyard, complete with a stone patio and lush green space – perfect for kids, pets, and weekend BBQs. Parking is also a breeze with a double driveway. Located in Riverside Park, this home is a short walk to parks, schools, transit, churches, and shopping. Enjoy weekend strolls in Riverside Park – one of Guelph's crown jewels – home to a floral



clock, playgrounds, splash pads, mini train rides, and scenic river trails. You're also close to Guelph Country Club, downtown dining, and have easy commuter access. Whether you're a family looking for space to grow or an investor seeking a turnkey duplex with strong rental potential, 6 Clive Avenue offers the best of both worlds. (id:6289)

**Essential Information**

Listing #	40775345
Price	\$799,999
Bedrooms	6
Bathrooms	2.00
Square Footage	2,267
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	6 Clive Avenue
Subdivision	9 - Riverside Park
City	Guelph
Province	Ontario
Postal Code	N1E3S3

**Amenities**

Amenities	Hospital, Park, Place of Worship, Public Transit, Schools
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

**Interior**

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Has Basement      Yes

## Exterior

Exterior      Brick  
Foundation      Block

## Listing Details

Listing Office      RE/MAX Escarpment Realty Inc.



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