

\$724,900 - 15 Avra Court, Guelph

MLS® #40777331

\$724,900

5 Bedroom, 3.00 Bathroom, 2,195 sqft

Single Family on 0.00 Acres

8 - Willow West/Sugarbush/West Acres,
Guelph, Ontario

Set on generous pie-shaped lot in peaceful court, 15 Avra Crt is a spacious 5-bdrm home that offers comfort, connection & room for every stage of family life! Perennial gardens, front porch & foyer W/dbl closet invites you in, blending charm W/day-to-day practicality for busy family life. Inside discover flowing open-concept space where kitchen, living & dining areas come together in harmony made for connection, conversation & celebration. Renovated kitchen W/white cabinetry, tile backsplash, S/S appliances & window above dbl sink. Light pours through 2 windows highlighting the warm laminate floors that flow through living & dining spaces creating an airy ambience perfect for family dinners, movie nights & weekend hosting. Main level has 3 bdrms W/large windows & hardwood. 2 of these restful retreats open directly onto back deck through sliding glass doors creating seamless blend of indoor serenity & outdoor charm. 4pc bath with tub/shower & modern vanity provides comfort & convenience. Downstairs the family room offers a second sanctuary for relaxing, gaming or movie nights alongside 4pc bath & private 4th bdrm, perfect for guests, teens or live-in nanny. Fully finished lower level unfolds even further W/rec room & bonus room that could be an office, studio or 5th bdrm. Backyard is your personal retreat, tree-lined haven where new sod stretches across 3-quarters of large yard perfect for kids & pets to play. Big raspberry



bush provides berries in summer & fall.
Gorgeous deck, hot tub enclosed in cedar shed & above-ground pool invite laughter & rest. Whether you're entertaining, relaxing or soaking in the calm this space is designed for peace & play. With newer roof, fresh interior paint & modern heat pump, all essentials are in place giving you comfort & peace of mind. Whether you're growing into your next chapter, embracing multi-generational living or exploring income potential, 15 Avra Crt checks every box W/flexible living, thoughtful upgrades & lasting charm! (id:6289)

Built in 1976

Essential Information

Listing #	40777331
Price	\$724,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,195
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Freehold

Community Information

Address	15 Avra Court
Subdivision	8 - Willow West/Sugarbush/West Acres
City	Guelph
Province	Ontario
Postal Code	N1H7B2

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Cul-de-sac, Paved driveway
Parking Spaces	6
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
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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