

# \$1,079,900 - 8 Griffith Court, Listowel

MLS® #40779967

**\$1,079,900**

4 Bedroom, 3.00 Bathroom, 2,296 sqft

Single Family on 0.00 Acres

32 - Listowel, Listowel, Ontario

Welcome to 8 Griffith Court “ where elegance meets everyday comfort in the heart of Listowel’s prestigious Emerald Greens neighbourhood. Quality built by the renowned O’Malley Homes, this 4 Bedroom, 3 Bathroom Home features nearly 2300 sq. ft. and offers all the warmth and functionality a growing family desires. The Main Floor features 9' ceilings, hardwood floors, and a large Living Room with a cozy Gas Fireplace and sunlit windows, making the sense of space and natural light undeniable. The spacious Kitchen is a chef’s dream with quality cabinetry, beautiful granite countertops, stainless steel appliances, and a large eat-at island. The Dining Room easily accommodates a large table for family dinners, and features a sliding glass door that leads to a thoughtfully designed outdoor space, complete with concrete patio, an outdoor fireplace, a gas line for a BBQ, and lots of Backyard space for the kids or pets to enjoy. Finishing off the Main Floor you will find a cozy Office area that’s perfect for those who work from Home, a 2-pce Bathroom, and access to the 2-car Garage. Ascend up the large, open staircase and you’ll find a thoughtfully designed Second Floor layout featuring a Primary Bedroom with his-and-her closets and a beautiful Ensuite Bathroom. There’s also 3 additional large Bedrooms, another Bathroom, and a convenient Laundry area, adding to the Home’s practical appeal. The Basement is already framed, and



features high ceilings (approx. 9'), a rough-in for an additional Bathroom, and offers endless possibilities – from a Home Theatre, to a Home Gym or Playroom for the kids. This beautiful Home is located just steps from the Listowel Golf Club, North Perth Westfield Elementary School, the Steve Kerr recreation complex, and scenic parks and trails. Experience life in the prestigious Emerald Greens neighbourhood – where families grow, neighbours connect, and every day feels a little more special. Schedule your private viewing today! (id:6289)

Built in 2017

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40779967      |
| Price          | \$1,079,900   |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,296         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 8 Griffith Court |
| Subdivision | 32 - Listowel    |
| City        | Listowel         |
| Province    | Ontario          |
| Postal Code | N4W0G1           |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Golf Nearby, Hospital, Park, Place of Worship, Schools |
| Features       | Sump Pump, Automatic Garage Door Opener                |
| Parking Spaces | 4                                                      |

|              |                 |
|--------------|-----------------|
| Parking      | Attached Garage |
| # of Garages | 1               |

### Interior

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Hood Fan |
| Heating         | Natural gas Forced air                                                   |
| Cooling         | Central air conditioning                                                 |
| Fireplace       | Yes                                                                      |
| # of Fireplaces | 1                                                                        |
| # of Stories    | 2                                                                        |
| Has Basement    | Yes                                                                      |

### Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Brick, Vinyl siding |
| Foundation | Poured Concrete     |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Royal LePage Wolle Realty |
|----------------|---------------------------|



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