

# \$499,900 - 539 Willow Road Unit# 69, Guelph

MLS® #40780995

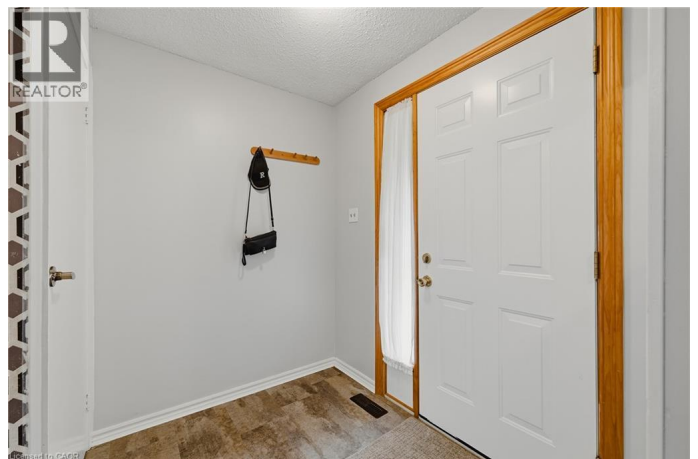
**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,679 sqft

Single Family on 0.00 Acres

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

Welcome to 539 Willow Road, Unit 69, your ideal townhome in Guelph's™ sought-after West End! This desirable and spacious end-unit offers the perfect blend of comfort, convenience, and privacy. Beautifully maintained and thoughtfully updated, it features 3+1 bedrooms, 2 full bathrooms, and a fully finished walkout basement that extends your living space and leads to a lovely backyard patio. Step inside to find a bright and functional main floor layout with a welcoming kitchen and an open-concept living area overlooking your private yard an inviting space for both relaxation and entertaining. Upstairs, you'll discover three generously sized bedrooms and a full bathroom, providing plenty of space for family or guests. The finished basement adds even more versatility, ideal for a cozy family room, home office, gym, or guest suite. Set in a quiet, tree-lined neighbourhood in Guelph's™ West End, this home sits in a well-managed complex known for its community feel and excellent maintenance. The location is unbeatable, just minutes from top-rated schools, beautiful parks, shopping centres, restaurants, and public transit. Commuters will appreciate the easy access to the Hanlon Expressway (Highway 6), connecting you quickly to the 401 and other major routes. Whether you're a first-time buyer, a young family, or an investor seeking a move-in-ready opportunity in a fantastic area, this home checks every box.



With its end-unit privacy, walkout basement, and proximity to all amenities, 539 Willow Road #69 delivers both comfort and value in one of Guelph's most convenient and peaceful settings. (id:6289)

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40780995      |
| Price          | \$499,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 1,679         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Single Family |
| Sub-Type       | Condominium   |
| Style          | 2 Level       |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 539 Willow Road Unit# 69             |
| Subdivision | 8 - Willow West/Sugarbush/West Acres |
| City        | Guelph                               |
| Province    | Ontario                              |
| Postal Code | N1H7G3                               |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Hospital, Park, Place of Worship, Public Transit, Schools |
| Features       | Southern exposure                                         |
| Parking Spaces | 1                                                         |

### Interior

|              |                                    |
|--------------|------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove, Washer |
| Heating      | Natural gas Forced air             |
| Cooling      | Central air conditioning           |
| # of Stories | 2                                  |
| Has Basement | Yes                                |

### Exterior

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

## Listing Details

Listing Office      EXP REALTY



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