

\$575,000 - 35 Mountford Drive Unit# 22, Guelph

MLS® #40782001

\$575,000

3 Bedroom, 2.00 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

11 - Grange Road, Guelph, Ontario

Exceptionally maintained 3 bedroom stacked townhome in Guelph's East End! One of the most sought-after floorplans in the complex. This 3 bed, 1.5 bath unit is a perfect blend of comfort, space, light, and functionality. From sunrise to sunset, natural light fills this home. Enjoy the outdoors from not one, but three private balconies, perfect for morning coffee or evening relaxation. The spacious kitchen and dining areas flow seamlessly with room for a full dining room table, barstools and powder room off the dining area. Upstairs you're welcomed by a large family room and three generous bedrooms and a well-appointed full bath. With two parking spots, exceptional upkeep, upper laundry, on demand water heater, wiring for surround sound and ceiling speakers in the kitchen, this home has it all. Steps to Peter Misersky Park, schools, Victoria Road Recreation Centre, Guelph Lake sports fields, and scenic hiking trails, this is a property that offers both tranquility and convenience. This coveted 3 bedroom model won't last! (id:6289)

Built in 2011

Essential Information

Listing #	40782001
Price	\$575,000
Bedrooms	3
Bathrooms	2.00



Half Baths	1
Square Footage	1,392
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Condominium
Style	2 Level

Community Information

Address	35 Mountford Drive Unit# 22
Subdivision	11 - Grange Road
City	Guelph
Province	Ontario
Postal Code	N1E0G6

Amenities

Amenities	Golf Nearby, Park, Public Transit, Schools
Features	Southern exposure, Balcony
Parking Spaces	2
Parking	None

Interior

Appliances	Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	Keller Williams Home Group Realty, Brokerage
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Listing information last updated on October 26th, 2025 at 3:01pm PDT