

# \$779,900 - 31 Vipond Street, Guelph (grange Road)

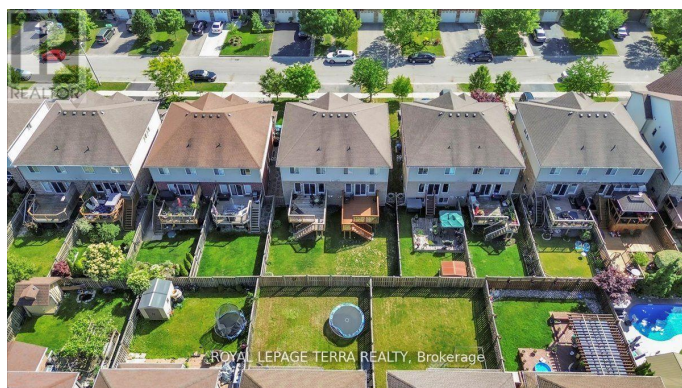
MLS® #X12298107

**\$779,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Grange Road, Guelph (grange Road), Ontario

Top 5 Features of This Elegant 3-Bedroom, 3 Bathrooms - Semi-Detached Home Near Guelph Lake: (1) Prime Location Nestled in a nature-filled neighbourhood just minutes from Guelph Lake, scenic trails, parks, top schools, grocery stores, and the rec centre., (2) Bright & Spacious Main Floor Open-concept layout with a large kitchen, stainless steel appliances, dining area, and a sunlit living room that walks out to a huge deck and backyard perfect for entertaining. (3) Comfortable Second Floor Includes 3 generously sized bedrooms, a primary suite with walk-in closet and ensuite, plus convenient upstairs laundry and beautifully finished bathrooms. (4) Future Basement Potential Unfinished basement with rough-in, 3 large lookout windows, and potential for a side entrance ideal setup to create a legal basement apartment. (5) Ideal for All Buyers A fantastic opportunity for first-time buyers, growing families, or savvy investors looking for value and potential in a sought-after community. --->>> Ready to Move Home <<--- (id:6289)



## Essential Information

Listing #	X12298107
Price	\$779,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1

Acres	0.00
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	31 Vipond Street
Subdivision	Grange Road
City	Guelph (grange Road)
Province	Ontario
Postal Code	N1E0G9

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Garage door opener, Water Heater, Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior	Brick, Vinyl siding
Lot Description	24.6 x 109.9 FT ; (( Pride of Ownership ))
Foundation	Unknown

### Listing Details

Listing Office	ROYAL LEPAGE TERRA REALTY
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