

\$449,500 - 307 - 93 Westwood Road, Guelph (willow West/sugarbush/west Acres)

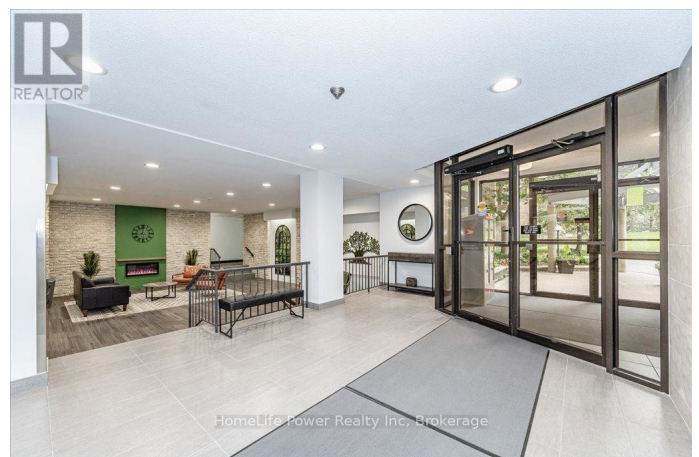
MLS® #X12304899

\$449,500

3 Bedroom, 2.00 Bathroom,
Single Family

Willow West/Sugarbush/West Acres, Guelph
(willow West/sugarbush/west Acres), Ontario

Attention families! Over 1600 square feet directly across from a park and with access to a pool, hot tub, sauna, and gym for less than \$450K!!! Welcome to Unit 307 at 93 Westwood Road. This spacious 3-bedroom unit features a custom-built kitchen with stainless steel appliances and cupboards right to the ceiling, a formal dining room, a laundry room, and an oversized living room with a bonus area that can be used as an office or kids' play centre. Families will enjoy the 3 generous bedrooms - each with large closets, and the renovated 4-piece bath. Don't miss the handy 2-piece ensuite that is attached to the walk-in closet in the primary bedroom! The monthly fee includes your heat, hydro, and water, making budgeting simple and predictable. The building has recently been updated and is loaded with amenities plus it is situated directly across from Margaret Greene Park which offers scenic views and instant access to tennis courts, sports fields, a playground, trails and a brand-new splash pad. Everything you need is just a 5-minute drive away, including Costco, the West End Rec Centre, grocery stores, restaurants, child care, and schools. This unit comes with one assigned parking space in the garage, plus there are unassigned parking spots on the back surface lot. Don't miss your chance to own this spacious, move-in-ready unit in a vibrant, convenient neighbourhood!



Essential Information

Listing #	X12304899
Price	\$449,500
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	307 - 93 Westwood Road
Subdivision	Willow West/Sugarbush/West Acres
City	Guelph (willow West/sugarbush/west Acres)
Province	Ontario
Postal Code	N1H7J7

Amenities

Amenities	Schools, Public Transit, Park, Exercise Centre, Recreation Centre, Party Room
Features	In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit

Exterior

Exterior	Brick
----------	-------

Listing Details

Listing Office

HomeLife Power Realty Inc



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 17th, 2025 at 8:01pm PDT