

\$1,249,900 - 264 Edgar Bonner Avenue, Guelph/eramosa (rockwood)

MLS® #X12324761

\$1,249,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rockwood, Guelph/eramosa (rockwood),
Ontario

Welcome to life in Rockwood, where kids still ride bikes, neighbours become friends, and community charm meets everyday comfort. Set on a quiet street in a family friendly neighbourhood, this stunning home backs onto sweeping farmland and is just steps from parks, playgrounds, and minutes to Rockwood Conservation Area, perfect for weekend hikes, family picnics, or a peaceful escape in nature. Inside, thoughtful design blends warmth and elegance across four bedrooms and four bathrooms. The heart of the home is a magazine-worthy kitchen featuring quartz countertops, a statement backsplash, and premium KitchenAid appliances, including a gas stove and beverage fridge, flowing seamlessly into a bright living space with a gas fireplace and scenic backyard views. Upstairs, retreat to the serene primary suite with a luxurious five-piece ensuite and walk-in closet, while the upper-level laundry room adds day-to-day ease. Three additional bedrooms offer comfort and versatility, whether you're growing your family or carving out space for guests, hobbies, or work-from-home flexibility. The finished lower level is tailor-made for movie nights, playtime, or hosting with a sleek 3-piece bath and room to relax or gather. Outside, the landscaped and fenced yard is equal parts retreat and recreation, with a raised deck for morning coffee, a



pergola-covered patio for summer dinners, and the kind of privacy only backing onto open fields can offer. With a double garage, private drive, and timeless curb appeal, this is more than a house, its the next chapter for your family to write. (id:6289)

Essential Information

Listing #	X12324761
Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	264 Edgar Bonner Avenue
Subdivision	Rockwood
City	Guelph/eramosa (rockwood)
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Fireplace(s)
Parking Spaces	4
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater - Tankless, Water softener, Water Treatment, Blinds, Cooktop, Dishwasher, Dryer, Garage door opener, Hood Fan, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	33 x 96.7 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker Ontario Ltd
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