

\$799,900 - 1 Koch Drive W, Guelph (kortright West)

MLS® #X12324999

\$799,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Kortright West, Guelph (kortright West),
Ontario

Welcome to 1 Koch Drive, Guelph Renovated, Move-In Ready & Perfectly Located! This beautifully updated home offers the ideal combination of comfort, style, and convenience. Located in a highly sought-after neighbourhood, you're just a short walk from top-rated schools including French Immersion, Jean Little, St. Michael's, and Centennial High Schools well as the University of Guelph, Stone Road Mall, parks, restaurants, and grocery stores. Inside, you'll find a long list of impressive upgrades: Brand new kitchen (2024) All new windows (2023) New furnace & A/C (2020) Basement renovation (2021) New interior and exterior doors (2020) Partially new deck and railings (2023) New water heater (2024) Water softener (2022) Chimney professionally cleaned (2023) The fully fenced backyard is spacious, immaculate, and features a newer garden shed. Ideal for families, pets, or entertaining. Whether you're a first-time buyer, a growing family, or an investor looking for a solid property in a prime location, this home has it all. Don't miss your chance to own this gem in one of Guelphs most desirable neighbourhoods! (id:6289)



Essential Information

Listing #	X12324999
Price	\$799,900

Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1 Koch Drive W
Subdivision	Kortright West
City	Guelph (kortright West)
Province	Ontario
Postal Code	N1G4G3

Amenities

Amenities	Fireplace(s)
Features	Flat site, Carpet Free
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater - Tankless, Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Aluminum siding
Lot Description	76.6 x 56.9 FT ; 37.37x56.92x76.55x30.19 under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Royal City Realty
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