

\$1,400,000 - 61 Bellevue Street, Guelph (dovercliffe Park/old University)

MLS® #X12330456

\$1,400,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Dovercliffe Park/Old University, Guelph
(dovercliffe Park/old University), Ontario

Endless Potential on a Rare 303 ft deep lot in Old University. Welcome to 61 Bellevue Street! An exceptional opportunity in one of Guelph's most established neighbourhoods. Inside, you'll find a well-maintained home full of character and updates that has been enjoyed by the same family for over 20 years! Featuring bright principal rooms, hardwood flooring, and plenty of natural light. The functional layout includes a cozy living area, updated kitchen, and 4 generously sized bedrooms. Whether you are looking to move in as-is, renovate, or add on, the possibilities here are endless. The true standout is the park-like backyard. The deep and wide lot offering unparalleled outdoor space, perfect for gardening, a pool, or even a future addition or ADU. Mature trees and ample green space create a private escape right in the city. Enjoy the oversized single car attached garage + bonus detached double garage at the back of the property- perfect for hobbyists and car enthusiasts. Located just minutes to downtown Guelph, U of G, parks, schools, transit, and amenities, this is a unique chance to own a home on one of the larger residential lots in the area. Properties like this don't come up often! Contact today for more info (id:6289)



Essential Information

Listing #	X12330456
Price	\$1,400,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	61 Bellevue Street
Subdivision	Dovercliffe Park/Old University
City	Guelph (dovercliffe Park/old University)
Province	Ontario
Postal Code	N1G1E9

Amenities

Features	Irregular lot size
Parking Spaces	7
Parking	Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Aluminum siding
Lot Description	70 x 303.5 FT ; 79.14 x 304.23 x 80.10 x 304.26 Feet
Foundation	Concrete

Listing Details

Listing Office	Coldwell Banker Neumann Real Estate
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