

\$695,000 - 4 - 106 Woodlawn Road E, Guelph (victoria North)

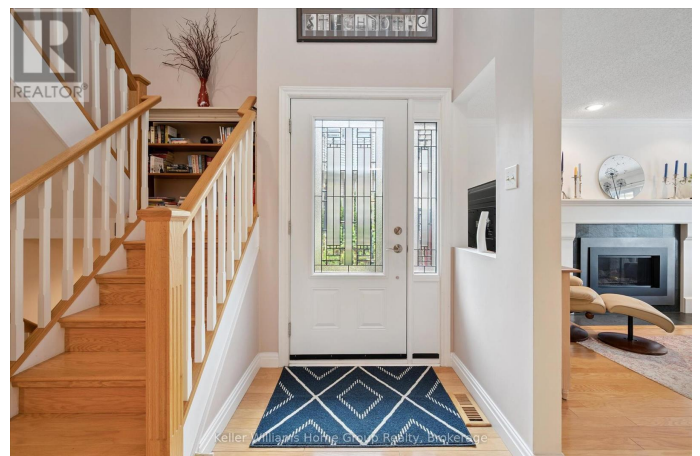
MLS® #X12357962

\$695,000

2 Bedroom, 3.00 Bathroom,
Single Family

Victoria North, Guelph (victoria North), Ontario

Bright, Spacious & Perfectly Located - Welcome to River Ridge Living in Guelphs North End. This beautifully updated condo offers the comfort of a freehold feel with the low-maintenance lifestyle of condo living all set in one of Guelphs most peaceful and amenity-rich communities. Inside, the sun-filled main level features gleaming hardwood floors and an inviting living room with a custom gas fireplace. The dining area, enhanced by full-length built-in cabinetry, is perfect for hosting or displaying your favorite pieces with style. The kitchen offers a clean, modern aesthetic with white cabinetry, a breakfast peninsula, built-in microwave, and ample storage. Step outside to your oversized private terrace, a true extension of your living space, featuring two retractable awnings ideal for shaded afternoon lounging or summer evening BBQs. Upstairs, the spacious primary bedroom boasts hardwood flooring, a charming bay window, walk-in closet, and semi-ensuite access to the main bathroom. The finished basement expands your living options with a versatile rec room, dedicated office nook, 3-piece bathroom, laundry area, and direct access to the garage a practical bonus during wet weather. What truly sets this home apart is its access to River Ridges outstanding outdoor amenities: enjoy a refreshing swim in the private residents pool, challenge your friends to a game on the tennis or pickleball courts, or



step outside your door to explore some of the city's most scenic riverside trails and parks, just minutes away. Close to Riverside Park, a historic golf course, local shops, dining, and transit this is not just a home, its a lifestyle.
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Essential Information

Listing #	X12357962
Price	\$695,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	4 - 106 Woodlawn Road E
Subdivision	Victoria North
City	Guelph (victoria North)
Province	Ontario
Postal Code	N1E1B7

Amenities

Amenities	Fireplace(s)
Features	Balcony
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer, Garage door opener, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Basement Separate entrance

Exterior

Exterior Brick, Vinyl siding

Listing Details

Listing Office Keller Williams Home Group Realty



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