

\$759,900 - 72 Ferndale Avenue, Guelph (victoria North)

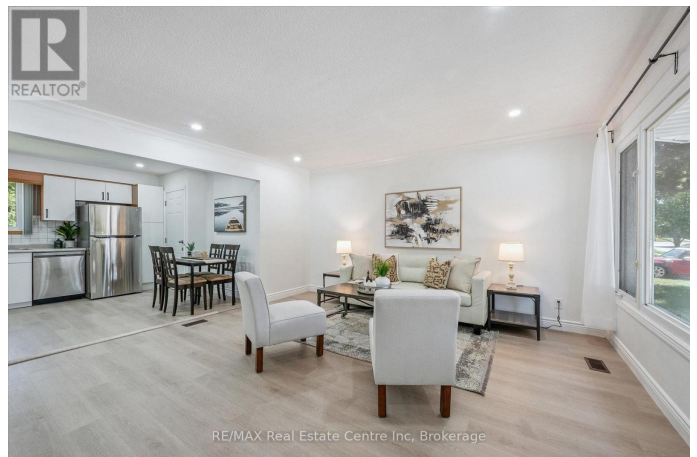
MLS® #X12367291

\$759,900

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Victoria North, Guelph (victoria North), Ontario

Welcome to 72 Ferndale Ave, beautifully renovated, 5-bdrm brick bungalow complete with a fully LEGAL 2-bdrm basement apartment that's ready to help offset your mortgage or generate rental income! Newly painted inside, this home features gleaming luxury vinyl plank flooring & recessed pot lighting that illuminate the expansive open-concept living & dining area. Massive picture window floods the space w/warm natural light, creating an inviting ambiance from the moment you walk in. Kitchen is bright & modern w/crisp white cabinetry, tiled backsplash, mostly S/S appliances & eat-in dining nook. Main level offers 3 generous bdrms all with new flooring, abundant closet space & large windows. Stylish 4pc bath showcases brand-new oversized vanity w/quartz counters & contemporary tiled tub/shower surround. Convenient main-floor laundry adds to comfort & functionality of this home. Downstairs discover the highlight: spacious fully legal 2-bed basement suite w/private laundry & separate entrance. It includes a full kitchen w/white cabinets, spacious living/dining area accentuated by new pot lighting & 2 sizable windows, 2 well-appointed bdrms w/ample closets & chic 3pc bath featuring sleek vanity & marble-style tiles. Whether you're welcoming in-laws, hosting guests or generating consistent rental income, this thoughtfully designed space adds incredible versatility & long-term value. Outside the oversized driveway



accommodates up to 4 cars while the fully fenced backyard is lush with mature trees-an ideal safe haven for kids & pets to play freely. A handy shed adds extra storage. Located just mins from everyday conveniences including plaza with Walmart, Staples, Home Depot, Canadian Tire & easy access to scenic spots like Guelph Lake & beautiful walking trails that surround it. You're also close to parks, public transit& schools! Whether you're a growing family or a savvy investor, this turnkey home in a prime Guelph neighbourhood offers exceptional value, style & flexibility! (id:6289)

Essential Information

Listing #	X12367291
Price	\$759,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	72 Ferndale Avenue
Subdivision	Victoria North
City	Guelph (victoria North)
Province	Ontario
Postal Code	N1E1B5

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools
Features	In-Law Suite
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Two stoves, Washer, Two Refrigerators
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Aluminum siding, Brick
Lot Description	52 x 110 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office RE/MAX Real Estate Centre Inc



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