

\$799,999 - 17 Springdale Boulevard, Guelph (willow West/sugarbush/west Acres)

MLS® #X12380060

\$799,999

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Willow West/Sugarbush/West Acres, Guelph
(willow West/sugarbush/west Acres), Ontario

Family-friendly living in Guelphs West End! Just steps from Springdale Park and Gateway Drive Public School, this 3-bedroom, 4-bathroom home offers a fantastic opportunity to create the perfect space for your family. With a practical layout, generous room sizes, and hardwood flooring throughout the main level, its well-suited for a straightforward cosmetic update. The main floor features an open concept living and dining area, a bright eat-in kitchen with walkout to the backyard, and a cozy family room with a fireplace. Upstairs there is space to expand the 2-piece primary ensuite, while a 4-piece family bathroom services the second and third bedrooms. The finished basement includes a large recreation room, 3-piece bath, and ample storage. The private, fully fenced backyard is pool-sized and ready for your vision. Just 8 minutes to Costco and only 4 minutes to the Hanlon, this location makes everyday convenience a breeze. A great property with endless potential - come make it your own! (id:6289)



Essential Information

Listing #	X12380060
Price	\$799,999
Bedrooms	3

Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17 Springdale Boulevard
Subdivision	Willow West/Sugarbush/West Acres
City	Guelph (willow West/sugarbush/west Acres)
Province	Ontario
Postal Code	N1H6X4

Amenities

Amenities	Schools, Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	51 x 100.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office	Royal LePage Royal City Realty
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Listing information last updated on October 23rd, 2025 at 10:16pm PDT