

# \$627,900 - 324 - 708 Woolwich Street, Guelph (riverside Park)

MLS® #X12395740

**\$627,900**

3 Bedroom, 2.00 Bathroom,  
Single Family

Riverside Park, Guelph (riverside Park),  
Ontario

Welcome to Marquis Modern Towns, North Guelph's newest community in a private enclave within walking distance of Riverside and Exhibition Park! With a diverse range of turnkey units available in various floor plans, you are sure to find a layout to suit your unique preferences. Act now to take advantage of final release incentives at pre-construction pricing! Be among the first to experience this stylish development, with occupancy starting as early as May 2025. The timeless exteriors and modern, functional interiors cater to all tastes. Unit 324 is a fully upgraded stacked town with over 980 square feet of living space. It features two bedrooms, two bathrooms, an open-concept living area, dining and kitchen on the main floor and two private balconies, one located off the main floor living area and one off the second bedroom. At Marquis, upgrades come standard with luxury finishes, including maintenance-free vinyl plank flooring, Barzotti Eurochoice two toned cabinetry, and 5ft island in the kitchen, a 4-piece stainless steel kitchen appliance package, quartz countertops, ceramic wall-tiled shower, and a full-size stackable front-load washer/dryer. From secure bike storage to a landscaped outdoor patio with BBQ, a children's natural play area, rough-ins for future electric car hook-ups, and ample visitor parking, everything is here to



make life convenient and enjoyable! Whether you're an investor, empty-nester or something in between, this is the one you've been waiting for! (id:6289)

## Essential Information

|           |                    |
|-----------|--------------------|
| Listing # | X12395740          |
| Price     | \$627,900          |
| Bedrooms  | 3                  |
| Bathrooms | 2.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 324 - 708 Woolwich Street |
| Subdivision | Riverside Park            |
| City        | Guelph (riverside Park)   |
| Province    | Ontario                   |
| Postal Code | N1H3Z1                    |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Public Transit, Schools                |
| Features       | Balcony, Carpet Free, In suite Laundry |
| Parking Spaces | 1                                      |
| Parking        | No Garage                              |

## Interior

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

## Exterior

|          |                 |
|----------|-----------------|
| Exterior | Aluminum siding |
|----------|-----------------|

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | PROPERTY.CA INC. |
|----------------|------------------|



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