

\$739,000 - 139 Gosling Gardens, Guelph **(clairfields/hanlon Business Park)**

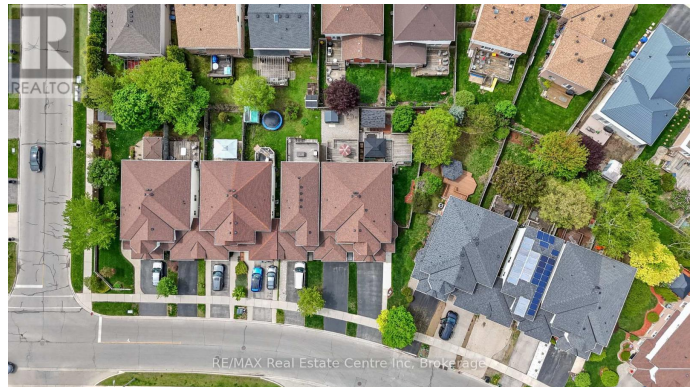
MLS® #X12405344

\$739,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Clairfields/Hanlon Business Park, Guelph
(clairfields/hanlon Business Park), Ontario

New and improved price!!! Welcome to 139 Gosling Gardens - a rare freehold link-style townhome in Guelph's sought-after south end. Only attached at the garage on one side, this layout offers more separation than a traditional townhome, with no condo fees and minimal maintenance. Freshly painted and move-in ready, the main floor features a bright, open-concept design that connects the living, dining, and kitchen areas, and a convenient powder room - ideal for everyday living or entertaining guests. Upstairs, you'll find three well-sized bedrooms. The finished basement adds valuable bonus space, complete with a rough-in for a future bathroom. Outside, enjoy a spacious deck and easy-care landscaping with river rock in place of grass - perfect for those looking to spend more time relaxing and less time on upkeep. The oversized single garage offers space for a workbench and includes direct access to the backyard. Plus, there's parking for two in the driveway - a rare and valuable perk in this neighbourhood. Whether you plan to live in it or lease it out, this home offers excellent rental potential thanks to its finished basement, low-maintenance exterior, and unbeatable location in Guelph's high-demand south end. Close to parks, trails, schools, transit, and every amenity the south end has to offer, this turn-key freehold is perfect for first-time



buyers, investors, families, and downsizers
alike. (id:6289)

Essential Information

Listing #	X12405344
Price	\$739,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	139 Gosling Gardens
Subdivision	Clairfields/Hanlon Business Park
City	Guelph (clairfields/hanlon Business Park)
Province	Ontario
Postal Code	N1G5E6

Amenities

Amenities	Park, Public Transit, Schools
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Water softener, Water Heater - Tankless, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	23.4 x 113 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Real Estate Centre Inc



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