

\$749,900 - 196 Silvercreek Parkway S, Guelph (junction/onward Willow)

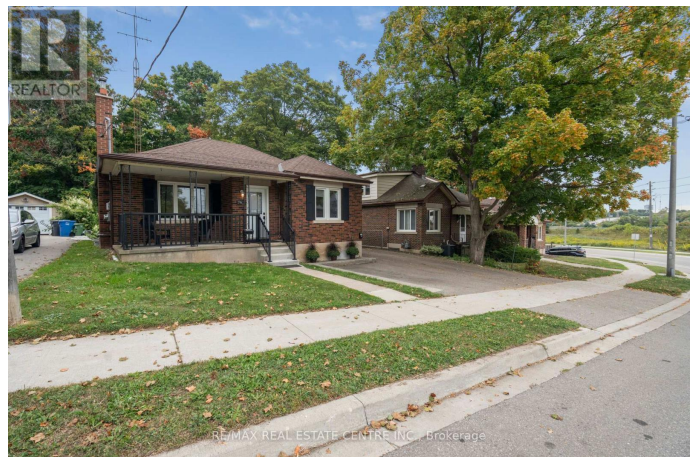
MLS® #X12409458

\$749,900

4 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Junction/Onward Willow, Guelph
(junction/onward Willow), Ontario

Welcome to 196 Silvercreek Parkway South, a fully vacant legal duplex offering exceptional flexibility and investment potential in one of Guelph's most convenient locations. Situated on a generous 49.77 x 150-foot lot, this well-maintained property features two self-contained units, each with its own private entrance and separate hydro meter. The upper level features a spacious, thoughtfully designed three-bedroom unit, complete with a modern kitchen and a bright, updated bathroom, making it ideal for a family or group of tenants. The basement unit is a fully independent one-bedroom apartment, featuring its own functional kitchen and full bathroom, making it perfect for a single tenant, in-law suite, or additional rental income. With both units currently vacant, this property is ready for immediate occupancy. Located close to Downtown Guelph, major shopping centers, universities, colleges, and public transit, it offers unbeatable access to everything the city has to offer. (id:6289)



Essential Information

Listing #	X12409458
Price	\$749,900
Bedrooms	4
Bathrooms	2.00

Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	196 Silvercreek Parkway S
Subdivision	Junction/Onward Willow
City	Guelph (junction/onward Willow)
Province	Ontario
Postal Code	N1H3S7

Amenities

Amenities	Public Transit, Schools, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Flat site, Carpet Free, In-Law Suite
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water Heater, Dryer, Microwave, Hood Fan, Two stoves, Two Washers, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick
Lot Description	49.8 x 150 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC.
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