

# \$759,900 - 43 Vancouver Drive, Guelph (st. George's)

MLS® #X12411126

**\$759,900**

3 Bedroom, 1.00 Bathroom,  
Single Family on 0.00 Acres

St. George's, Guelph (st. George's), Ontario

This charming 3-Bedroom, detached 1.5-storey home is located in the desirable St. George Park area of Guelph. The home has been meticulously cared for, w/ tasteful updates & design choices throughout. The spacious kitchen features new stainless steel appliances & matching sink & faucet. A window above the sink allows natural light to fill the space and the cutout between the kitchen & dining/living area keeps you connected with family & guests while preparing meals. This room also has a large front window that frames a picturesque view of the lawn & mature trees. There is a main-floor BDRM (the perfect home office) & just down the hall is an updated 4-piece BATH. The great room addition at the back of the home provides a cozy, sun-filled retreat w/ wraparound windows, pot lights & a corner gas fireplace. Sliding glass doors lead to a covered deck, which opens to a spacious, fully fenced backyard & patio area. There is even a detached workshop (10 ft x 28 ft) equipped w/ cabinets, shelving, lighting, & electrical, offering space for yard equipment, tools, & storage. It could also make an excellent studio. On the second floor, the primary BDRM has ample space for your bed & additional furniture, as well as a closet and large window. There is another well-sized BDRM on this floor with a closet, large window and room for a bed and some furniture. At the top of the stairs, an adorable built-in linen closet provides extra storage. The finished rec room in the



basement is perfect for relaxation & entertaining, w/ pot lights, carpeting, built-in shelving, & a built-in bar w/ storage. The laundry area includes a sink, shelving, & extra storage, plus a cold room at the back. The long tandem driveway accommodates 3 cars. Close to great schools, parks, recreation centre, public transit & lots of amenities. Recent Updates: laminate flooring, AC(2025), fridge/stove(2025), dishwasher(2022), water softener(2021), roof ridge cap repair(2024) Don't miss this fantastic opportunity! (id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12411126     |
| Price     | \$759,900     |
| Bedrooms  | 3             |
| Bathrooms | 1.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 43 Vancouver Drive    |
| Subdivision | St. George's          |
| City        | Guelph (st. George's) |
| Province    | Ontario               |
| Postal Code | N1E2E7                |

**Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Hospital, Park, Public Transit, Schools |
| Utilities      | Cable, Electricity, Sewer               |
| Features       | Flat site                               |
| Parking Spaces | 3                                       |
| Parking        | No Garage, Tandem                       |

**Interior**

|            |                                                                             |
|------------|-----------------------------------------------------------------------------|
| Appliances | Water softener, Dishwasher, Hood Fan, Stove, Window Coverings, Refrigerator |
|------------|-----------------------------------------------------------------------------|

|                 |                          |
|-----------------|--------------------------|
| Heating         | Natural gas Forced air   |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| # of Stories    | 2                        |
| Has Basement    | Yes                      |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Vinyl siding, Brick |
| Exterior Features | Landscaped          |
| Lot Description   | 50 x 112 FT         |
| Foundation        | Concrete            |

## Listing Details

Listing Office      Royal LePage Royal City Realty



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