

# \$689,900 - 276 Severn Drive, Guelph (grange Road)

MLS® #X12413648

**\$689,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Grange Road, Guelph (grange Road), Ontario

Welcome Home to this well built end unit town home in highly sought after area close to school, shops and public transit with NO NEIGHBOURS directly behind and NO CONDO FEES! Enjoy carpet free main floor with 2pc bathroom, open concept living/dining area and kitchen with loads of natural light and new high end stove (2024) plus lots of counter space and cupboards. Upstairs you will find convenient 2nd floor laundry closet, 3 good sized bedrooms, all with closets, and master with good size cheater ensuite with soaker tub and separate shower. Enjoy quiet yard with deck, partial privacy screen and mostly fenced with no neighbours looking into your backyard from behind! This home also has central air conditioning and central vac. View photos, floor plan and virtual tour in links attached to listing. (id:6289)

## Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12413648     |
| Price      | \$689,900     |
| Bedrooms   | 3             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 276 Severn Drive     |
| Subdivision | Grange Road          |
| City        | Guelph (grange Road) |
| Province    | Ontario              |
| Postal Code | N1E0E8               |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Public Transit            |
| Utilities      | Cable, Electricity, Sewer |
| Features       | Level                     |
| Parking Spaces | 3                         |
| Parking        | Attached Garage, Garage   |
| # of Garages   | 2                         |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Water Heater, Central Vacuum, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                                                  |
| Cooling      | Central air conditioning                                                                |
| # of Stories | 2                                                                                       |

### Exterior

|                 |                                |
|-----------------|--------------------------------|
| Exterior        | Brick                          |
| Lot Description | 25.2 x 109.4 FT under 1/2 acre |
| Foundation      | Poured Concrete                |

### Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Keller Williams Home Group Realty |
|----------------|-----------------------------------|



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