

\$449,900 - 2 Trillium Beach Drive, Puslinch

MLS® #X12432283

\$449,900

2 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

Rural Puslinch East, Puslinch, Ontario

Welcome to relaxed, resort-style living just minutes from Guelph! This well-maintained 2 bedroom, 1 bath home is located in the highly desirable Mini Lakes Community offering a blend of comfort, convenience and lifestyle. Inside, you'll find a bright, open concept layout with a spacious living area, and functional eat-in kitchen ideal for everyday living. Both bedrooms provide a cozy retreat that offer comfort and practicality. Step outside to your large deck with gazebo - the perfect spot for morning coffee, quiet evenings, or friendly gatherings. Need extra storage? A 10x16 shed with hydro has you covered, whether for tools, bikes, or seasonal gear. Hot water tank replaced in May 2025, furnace 2020. More than just a home, Mini Lakes offers a vibrant, community-focused lifestyle. Enjoy access to fantastic amenities including a community pool, clubhouse, library, bocce ball court, fishing & kayaking areas, and a full calendar of social events and activities. Whether you're downsizing, retiring, or simply seeking a peaceful place close to nature with all the modern conveniences this home is a perfect fit. With easy access to Highway 6, and just minutes from Guelph, Cambridge, and the 401, you'll love the balance of tranquility and convenience. Seller motivated - make an offer! (id:6289)



Essential Information

Listing #	X12432283
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Acres	0.00
Type	Single Family
Style	Bungalow

Community Information

Address	2 Trillium Beach Drive
Subdivision	Rural Puslinch East
City	Puslinch
Province	Ontario
Postal Code	N0B2J0

Amenities

Amenities	Canopy
Utilities	Cable, Electricity
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Aluminum siding
Lot Description	34.2 x 110.1 FT under 1/2 acre
Foundation	Concrete, Slab

Listing Details

Listing Office	iCloud Realty Ltd.
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