

\$949,900 - 5396 Wellington 49 Road, Guelph/eramosa

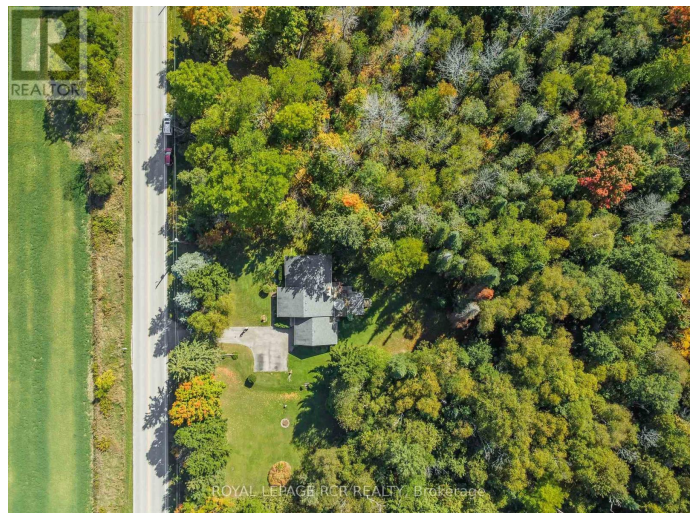
MLS® #X12442404

\$949,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rural Guelph/Eramosa East, Guelph/eramosa,
Ontario

Set back from the road and surrounded by a canopy of mature trees, this 3+1 bedroom bungalow sits on a deep lot with a mix of open green space and wooded backdrop. The setting feels peaceful and secluded, yet is only a short drive to town amenities. The main floor offers comfortable living, with a bright eat-in kitchen overlooking the yard and a spacious living/dining area ideal for family gatherings. Three generously sized bedrooms provide plenty of space for family or guests, while large windows throughout the home frame calming views of nature. The finished walkout basement expands your living space with endless possibilities. A cozy brick-clad woodstove creates a warm focal point in the recreation room, while additional finished areas offer room for hobbies, a games room, music or art studio, or even a guest suite. Outside, the multi-level deck is perfect for hosting barbecues, enjoying morning coffee, or simply relaxing under the trees. The spacious yard invites gardens, play, or quiet moments surrounded by nature, while the wooded section of the property adds both privacy and charm. The location is a true highlight. Just a short drive brings you to Rockwood, Guelph, and the 401, making commuting towards the GTA or Kitchener-Waterloo simple and stress-free. Local parks, conservation areas, and trails are nearby for weekend adventures, while shopping, dining, and schools are close at hand for everyday convenience. (id:6289)



Essential Information

Listing #	X12442404
Price	\$949,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5396 Wellington 49 Road
Subdivision	Rural Guelph/Eramosa East
City	Guelph/eramosa
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Fireplace(s)
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Freezer, Stove, Window Coverings, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	200 x 267.3 FT
Foundation	Block

Listing Details

Listing Office	ROYAL LEPAGE RCR REALTY
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