

# \$775,000 - 118 Silurian Drive, Guelph (grange Road)

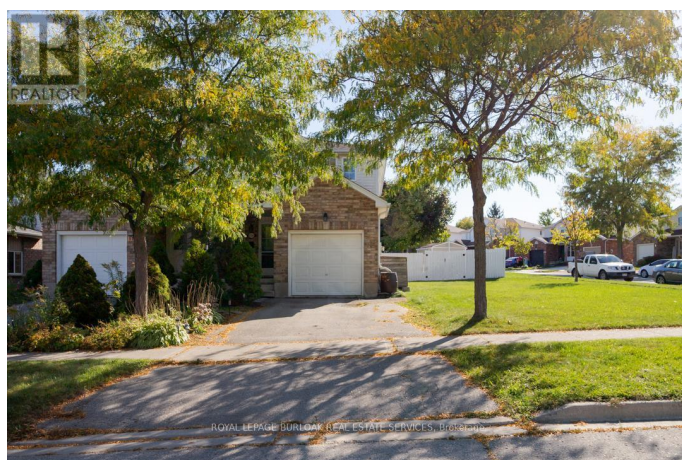
MLS® #X12443867

**\$775,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 49.40 Acres

Grange Road, Guelph (grange Road), Ontario

Welcome to this well-maintained home nestled on a spacious corner lot in a growing community at the Grange end of Guelph. Ideally located within walking distance to schools and parks, with quick access to Highway 401, this property offers both convenience and comfort for first-time buyers or young families. The bright, open-concept main floor features a combined living, dining, and kitchen space perfect for entertaining or family gatherings. Step through the patio doors to a private 16x 16 deck, where you'll enjoy outdoor living and a ready-to-grow garden for fresh herbs and vegetables. The kitchen is thoughtfully designed with a gas stove and plenty of counter space for home cooking. Upstairs, the spacious primary bedroom offers double closets, while two additional bedrooms are filled with natural light, one with a charming vaulted window ideal for a home office or study. A finished rec room in the lower level provides even more living space, with a rough-in for an additional bathroom. (id:6289)



## Essential Information

Listing #	X12443867
Price	\$775,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	49.40

Type	Single Family
Sub-Type	Freehold

### Community Information

Address	118 Silurian Drive
Subdivision	Grange Road
City	Guelph (grange Road)
Province	Ontario
Postal Code	N1E7G1

### Amenities

Amenities	Park, Public Transit, Schools
Features	Irregular lot size
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Brick, Vinyl siding
Foundation	Concrete

### Listing Details

Listing Office	ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES
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