

\$949,900 - 155 Elmira Road N, Guelph (willow West/sugarbush/west Acres)

MLS® #X12450942

\$949,900

6 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Willow West/Sugarbush/West Acres, Guelph
(willow West/sugarbush/west Acres), Ontario

Exceptional opportunity to own a fully updated, purpose-built legal duplex with over 3,100 sq. ft. of finished living space (2,254 sq. ft. above grade + 916 sq. ft. lower level). Each unit features its own entrance, garage, driveway, deck, furnace, hydro meter, hot water tank, and laundry. The freshly painted main unit spans two levels with 4 spacious bedrooms, 2.5 baths, an open-concept kitchen and family room with walkout to a private deck, plus a large primary suite with walk-in closet and ensuite. The upper level also includes a full bath and laundry. The bright lower-level unit comes with 2 large bedrooms, oversized windows, open living/kitchen area, its own laundry, a 4-piece bath with ensuite privilege, and a large cold cellar. Parking for 6 cars (2 garages + 4 driveway). Ideal for investors, multigenerational living, or live-in/rent-out flexibility in a high-demand area. Photos have been virtually staged (id:6289)

Essential Information

Listings #	X12450942
Price	\$949,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1



Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	155 Elmira Road N
Subdivision	Willow West/Sugarbush/West Acres
City	Guelph (willow West/sugarbush/west Acres)
Province	Ontario
Postal Code	N1K1Y9

Amenities

Amenities	Public Transit, Schools
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	49.6 x 123.3 FT
Foundation	Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC.
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