

\$799,900 - 114 Bristol Street, Guelph (downtown)

MLS® #X12456239

\$799,900

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Downtown, Guelph (downtown), Ontario

Welcome to 114 Bristol Street, a bright and spacious 5-bedroom raised bungalow in the heart of Guelph. This versatile property offers fantastic living space for families, in-laws, or investors with its legal rental apartment and thoughtful upgrades. The lower level is completely above ground, with walkouts on both levels, making every room feel open and airy. A unique 4 crawl space runs under the entire house, providing excellent storage. Recent renovations include a brand-new kitchen, a stainless steel sink, and matching new stainless steel appliances (fridge, stove, dishwasher). Natural light floods the home thanks to a beautiful skylight, while warm wood floors add character throughout. This home also features two separate laundry areas for added convenience. The attached single-car garage and extended driveway provide parking for up to five vehicles. Outside, enjoy nice front gardens and great curb appeal, along with a fully fenced backyard complete with a deck and patio perfect for entertaining, gardening, or relaxing. Located in a sought-after area of Guelph, this home is just minutes to the downtown core, with its restaurants, shops, and vibrant market. Families will appreciate proximity to great schools, parks, trails, and community amenities, while commuters benefit from quick access to major routes and the Guelph Central Station. With its blend of modern updates, income potential, curb appeal, and family-friendly layout in a prime location, 114



Bristol Street is a must-see opportunity in Guelph. (id:6289)

Essential Information

Listing #	X12456239
Price	\$799,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	114 Bristol Street
Subdivision	Downtown
City	Guelph (downtown)
Province	Ontario
Postal Code	N1H3L6

Amenities

Amenities	Separate Heating Controls
Features	In-Law Suite
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Hood Fan, Stove, Refrigerator
Heating	Electric Radiant heat
# of Stories	1
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Aluminum siding, Brick
Lot Description	41 x 100 FT
Foundation	Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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Listing information last updated on October 13th, 2025 at 1:46am PDT