

\$850,000 - 2 Berkley Place, Guelph (riverside Park)

MLS® #X12459347

\$850,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Riverside Park, Guelph (riverside Park),
Ontario

Dreaming of a spacious family home on a stunning, private court surrounded by mature trees and million-dollar properties? Here is your chance to secure that lifestyle for your family, without the million-dollar price tag. Welcome to 2 Berkley Place, an inviting four-bedroom home ideally situated on an oversized corner lot in one of the city's most desirable neighbourhoods. The upper level of this home offers four very generous bedrooms, all with hardwood floors, including a primary suite which features double closets and access to the spacious four-piece bath. On the main level, you'll find a warm and welcoming kitchen and a bright living/dining area with large windows showcasing views of the surrounding trees. A few steps down, enjoy the cozy family room with gas fireplace and sliding glass doors leading to a private patio - perfect for relaxing or entertaining. This level also includes an updated two-piece bath and access to the double car garage. The lower level provides a versatile space with a large window, pot lights and new hardwood floors- ideal as a recreation room, bedroom, or its most recent use a children's playroom (complete with chalkboard, corkboard, and built-in cabinetry!). You'll also find a laundry area and a vast crawl space offering tons of storage for seasonal items, dry goods and more. Outside, the large, lush yard provides plenty of privacy. Located just a five-minute walk from Waverley Drive Public School and



Waverley Park, and only a three-minute drive from the Speedvale Centre Plaza offering groceries, coffee, ice cream, and more! A 20-minute stroll down Waverley Drive brings you to Riverside Park, with its carousel, playgrounds, and scenic trails along the river. Recent updates include a new furnace (2021), new air conditioner (2024) and new washer + dryer (2023). Bring your personal style and décor touches then start enjoying your dream home! (id:6289)

Essential Information

Listing #	X12459347
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2 Berkley Place
Subdivision	Riverside Park
City	Guelph (riverside Park)
Province	Ontario
Postal Code	N1E1E6

Amenities

Amenities	Park, Schools, Fireplace(s)
Features	Cul-de-sac, Wooded area, Irregular lot size, Flat site
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Wood, Brick Facing
Lot Description	64.9 x 64.6 FT ; Lot size irregular
Foundation	Poured Concrete, Block

Listing Details

Listing Office HomeLife Power Realty Inc



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