

\$864,000 - 1007 - 71 Wyndham Street S, Guelph (st. Patrick's Ward)

MLS® #X12460647

\$864,000

2 Bedroom, 2.00 Bathroom,
Single Family

St. Patrick's Ward, Guelph (st. Patrick's Ward),
Ontario

This stunning and spacious 1,295 sq.ft. interior + 80 sq. ft. private balcony, 2-bedroom, 2-bathroom condo- facing the Speed River and steps to downtown Guelph- offers an exceptional combination of luxury and convenience. The bright, open-concept layout is thoughtfully designed for accessibility and showcases luxury finishes including white oak hardwood flooring throughout, 9-foot ceilings, a remote controlled fireplace in the living room, and a designer kitchen flaunting a waterfall quartz island, quartz countertops, full-height backsplash, LED under-cabinet lighting, soft-close drawers, high-end stainless-steel appliances, and a spacious pantry. An abundance of natural light pours through the large windows- complete with roll-up shades for privacy- while the private balcony offers stunning, unobstructed views of the river. The primary suite boasts a generous walk-in closet and a spa-inspired 5-piece ensuite, complete with a freestanding soaker tub and an oversized glass shower. A second bedroom is thoughtfully positioned on the opposite side of the unit, and is conveniently located near a stylish 3-piece bathroom and the in-suite laundry. This condo also includes a secured underground parking space for your comfort and peace of mind. The well-maintained building offers incredible amenities including a gym, guest suite, golf simulator, billiards, a



lounge with a library, a second lounge bar with terrace, an outdoor dining terrace and BBQ area, indoor visitor parking, secured bike rooms on all parking levels, and a welcoming community where neighbours truly look out for one another. Just steps away from restaurants, caf  s, shops, Market Fresh, the Farmer's Market, the VIA Rail/ GO train and bus stations, and within easy access to riverside trails. This condo delivers the ultimate lifestyle in one of Guelph's most desirable locations. (id:6289)

Essential Information

Listing #	X12460647
Price	\$864,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1007 - 71 Wyndham Street S
Subdivision	St. Patrick's Ward
City	Guelph (st. Patrick's Ward)
Province	Ontario
Postal Code	N1E0T7

Amenities

Amenities	Hospital, Park, Place of Worship, Public Transit, Exercise Centre, Recreation Centre, Visitor Parking, Fireplace(s)
Features	Wheelchair access, Balcony, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	River view

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer,
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	Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Ventilation system
Fireplace	Yes
# of Fireplaces	1

Listing Details

Listing Office Royal LePage Royal City Realty



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