

# \$1,149,900 - 14 Atto Drive, Guelph (victoria North)

MLS® #X12463311

**\$1,149,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

Victoria North, Guelph (victoria North), Ontario

A Hikers Dream Near Guelph Lake Perfect for First-Time Buyers or Empty Nesters! Discover this meticulously cared-for 2+1 bedroom, 3-bath bungalow just minutes from Guelph Lake trails! The open-concept layout with soaring 14' ceilings boasting nearly 1,500 sq. ft. of main-level living, featuring an updated kitchen, serene primary bedroom with spa-like ensuite and steam shower, and bright spaces throughout. The fully finished lower level adds flexibility with a bright bedroom, office/4th bedroom, full bath, and a cozy rec room with gas fireplace. Outdoor living is a dream with a multi-level deck, Napoleon gas grill station, stone waterfall countertop, beverage fridge, and low-maintenance, fenced backyard with gardens and storage shed. With a double garage and total parking for 4, this home blends outdoor adventure with modern comfort in a prime location. Whether you're starting out or downsizing, this is your chance to enjoy nature and convenience. Don't wait make it yours today! (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12463311     |
| Price     | \$1,149,900   |
| Bedrooms  | 3             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |

|          |          |
|----------|----------|
| Sub-Type | Freehold |
| Style    | Bungalow |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 14 Atto Drive           |
| Subdivision | Victoria North          |
| City        | Guelph (victoria North) |
| Province    | Ontario                 |
| Postal Code | N1E0E4                  |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Park, Schools, Fireplace(s) |
| Utilities      | Cable, Electricity, Sewer   |
| Features       | Flat site, Carpet Free      |
| Parking Spaces | 4                           |
| Parking        | Garage                      |
| # of Garages   | 1                           |

### Interior

|                 |                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Barbeque, Garage door opener remote(s), Water Heater, Water softener, Blinds, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                 |
| Cooling         | Central air conditioning                                                                                                               |
| Fireplace       | Yes                                                                                                                                    |
| # of Fireplaces | 2                                                                                                                                      |
| # of Stories    | 1                                                                                                                                      |
| Has Basement    | Yes                                                                                                                                    |

### Exterior

|                 |                            |
|-----------------|----------------------------|
| Exterior        | Brick, Vinyl siding        |
| Lot Description | 39 x 115 FT under 1/2 acre |
| Foundation      | Poured Concrete            |

### Listing Details

|                |                                                 |
|----------------|-------------------------------------------------|
| Listing Office | Royal LePage Meadowtowne Realty Inc., Brokerage |
|----------------|-------------------------------------------------|



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