

\$838,000 - 34 Southcreek Trail, Guelph (kortright West)

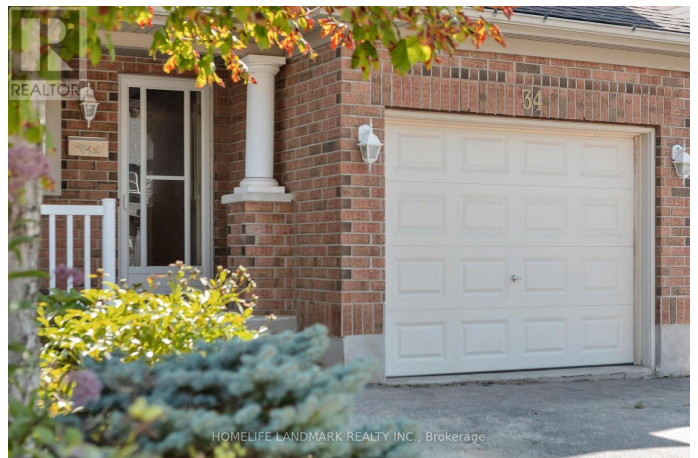
MLS® #X12463858

\$838,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Kortright West, Guelph (kortright West),
Ontario

Welcome to 34 Southcreek Trail Welcome to the perfect family home in Guelphs coveted Kortright West neighbourhood, offering 3 spacious bedrooms, 2.5 bathrooms, and a single attached garage with parking for two more vehicles on the driveway. The bright and functional main floor features a renovated kitchen with a brand-new countertop, modern sink, and contemporary faucet, along with an island for breakfast seating. The open-concept dining area is filled with natural light, while the expansive living room offers flexible space and walkout access to a private deck ideal for summer relaxation. Upstairs, three generously sized bedrooms with double closets are complemented by a large main bathroom. The sunlit primary bedroom serves as a true retreat large enough to convert into two well-sized bedrooms if desired, providing exceptional flexibility for any family. This two-storey home is also ideal for parents of university students or investors seeking additional rental income. With its flexible layout, it offers an excellent opportunity to rent out part or all of the home while maintaining privacy and comfort. Located just minutes from top-rated schools, shopping, parks, trails, the Hanlon Expressway, and the prestigious University of Guelph, this property is perfectly situated for convenient access to everything Guelph has to offer. Don't miss your chance to own this exceptional property in the coveted Kortright West neighbourhood. (Please note: Some photos of



this property have been virtually staged using AI technology. These images are intended to illustrate the potential use of space and are for visual reference only.) (id:6289)

Essential Information

Listing #	X12463858
Price	\$838,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	34 Southcreek Trail
Subdivision	Kortright West
City	Guelph (kortright West)
Province	Ontario
Postal Code	N1G4Y9

Amenities

Features	Carpet Free
Parking Spaces	3
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Vinyl siding, Brick
Lot Description	34.1 x 114.8 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office HOMELIFE LANDMARK REALTY INC.



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