

\$1,200,000 - 20 Highview Place, Guelph (exhibition Park)

MLS® #X12467555

\$1,200,000

5 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

Exhibition Park, Guelph (exhibition Park),
Ontario

Stylish Income Property in Coveted Exhibition Park. Nestled within one of the city's most prestigious, tree-lined neighbourhoods, this property is anchored by a thoughtfully renovated legal duplex offering both flexibility and financial strength. The upper 3-bedroom and lower 2-bedroom units present a combined income potential of approximately \$4,750 per month, allowing you to offset costs or generate steady cash flow from day one. With vacant possession available, new market rents can be set immediately - ideal for investors or owner-occupiers alike. Set on a flag-shaped lot spanning 98' frontage by 129' depth, the home sits directly across from a brand-new park-perfect for families and refined outdoor living. Just 500 m away, Exhibition Park provides expansive green space, scenic trails, and lively community events, while nearby schools offer International Baccalaureate (IB) programs, blending top-tier education with family lifestyle. Beyond its turnkey duplex, this rare property also presents future development potential: retain the existing structure and sever a second lot, or pursue plans for two attached single-family homes, each designed as multi-unit dwellings. Combined with the duplex, the site could accommodate up to seven premium units in total, appealing to both investors and developers. With trees already cleared and



extensive due diligence completed, the property offers a ready canvas to bring your vision to life-whether as a sophisticated income property, a custom estate, or a boutique multi-unit development. In a neighbourhood defined by stunning luxury homes and timeless charm, this is a once-in-a-generation opportunity to live, build, and invest in Exhibition Park. (id:6289)

Essential Information

Listing #	X12467555
Price	\$1,200,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Bungalow

Community Information

Address	20 Highview Place
Subdivision	Exhibition Park
City	Guelph (exhibition Park)
Province	Ontario
Postal Code	N1H1M7

Amenities

Amenities	Hospital, Park, Public Transit, Schools
Features	Irregular lot size, Carpet Free, In-Law Suite
Parking Spaces	4
Parking	No Garage

Interior

Appliances	Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Basement	Apartment in basement, Walk-up

Exterior

Exterior	Brick
Lot Description	96.1 x 64 FT
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Royal City Realty



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