

\$1,362,000 - 8 Malvern Crescent, Guelph (pineridge/westminster Woods)

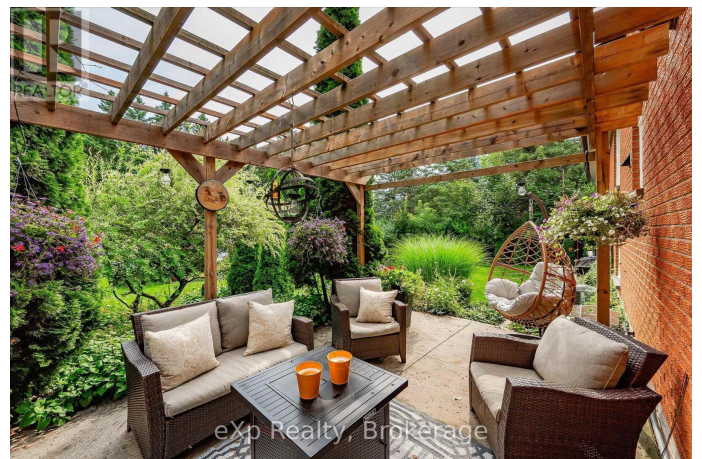
MLS® #X12468267

\$1,362,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Pineridge/Westminster Woods, Guelph
(pineridge/westminster Woods), Ontario

Welcome to 8 Malvern Crescent, where lifestyle meets space and serenity. Tucked into a quiet, established neighbourhood, this home sits on an impressive 89 x 188-foot lot offering a rare park-like setting that's perfect for families, entertainers, and anyone craving a bit more breathing room. The backyard is a private oasis, complete with beautifully maintained gardens, multiple patios, and an above-ground pool that promises endless summer fun. Whether you're hosting a barbecue or enjoying a morning coffee in the sun, this outdoor space delivers. Inside, the home offers surprising space and thoughtful design. The main living areas flow effortlessly, with a generous living room, an elegant dining space, and a functional kitchen ready for your next culinary adventure. The family room is a showstopper; bright, spacious, and offering direct access to a private patio, ideal for those cozy evening hangouts. What truly sets this home apart, though, is the newly finished walkout basement. This lower level adds a whole new dimension of flexibility, perfect as an in-law suite, guest quarters, or your ultimate entertainment zone. With multiple rooms (including bonus space under the garage), there's more than enough room to customize it to your lifestyle. From the top to the bottom, inside and out, 8 Malvern Crescent offers comfort, charm, and room to grow. With an



oversized lot like this, opportunities are endless, and increasingly rare. Book your private showing today and see why this home isn't just a place to live, it's a place to thrive.
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Essential Information

Listing #	X12468267
Price	\$1,362,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8 Malvern Crescent
Subdivision	Pineridge/Westminster Woods
City	Guelph (pineridge/westminster Woods)
Province	Ontario
Postal Code	N1L1G8

Amenities

Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Garage door opener remote(s), Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Has Basement	Yes
Basement	Walk out, Separate entrance

Exterior

Exterior	Brick
Lot Description	80 x 190 FT
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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