

\$600,000 - 119 - 302 College Avenue W, Guelph (dovercliffe Park/old University)

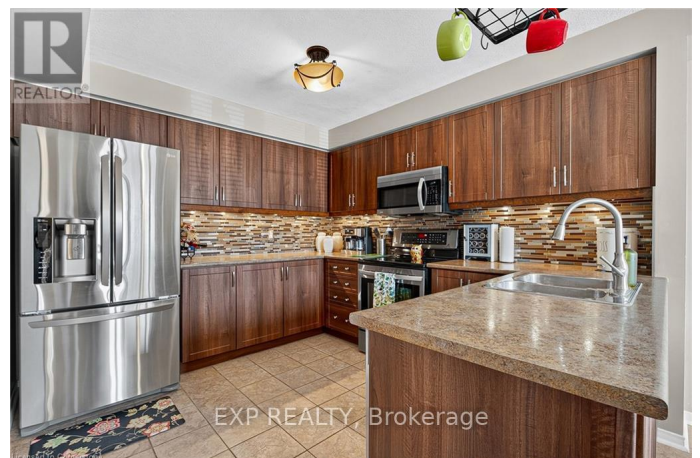
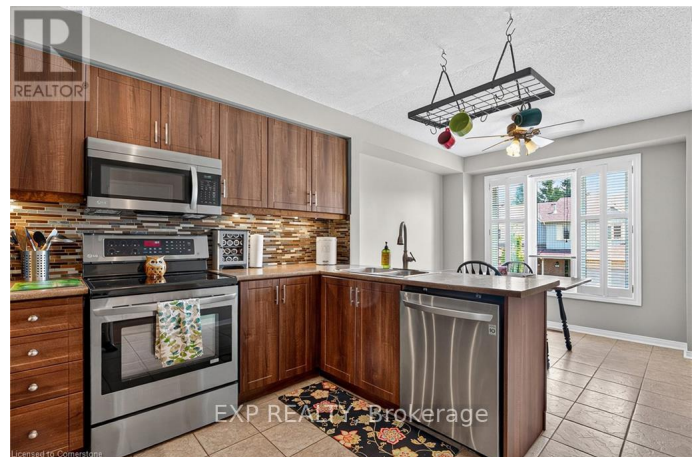
MLS® #X12471736

\$600,000

4 Bedroom, 4.00 Bathroom,
Single Family

Dovercliffe Park/Old University, Guelph
(dovercliffe Park/old University), Ontario

Upgraded End-Unit Townhouse with Pool Access & Prime Guelph Location! This beautifully maintained 4 bedroom, 4 bathroom, end-unit townhouse offers modern living in a well-kept complex with its own private pool. Ideally located near Stone Road Mall, Hanlon Parkway, and within walking distance to top-rated schools like College Heights, Our Lady of Lourdes, Priory Park, and Mary Phelan Catholic School. Commuters and students will love the easy public transit access to the University of Guelph and Ontario Veterinary College-a perfect location for professionals, students, and families alike. Inside, enjoy a functional and stylish layout with hardwood floors, a bright living area with a wood-burning fireplace, and a spacious kitchen featuring stainless steel appliances and tasteful upgrades. The primary suite includes a newly renovated ensuite bathroom (2025), a walk-in closet, and plenty of natural light. Make your way to the lower level to a fully finished basement with a 4th bedroom and 3 piece bathroom! Additional highlights include: Renovated kitchen & 4 bathrooms (2015) with modern finishes, Upper-level laundry for added convenience, Fresh paint (2019 & 2025) including trim and doors, Furnace & A/C (2016), Updated lighting throughout, Central vac rough-in, New garage door (2019), New front yard tree (2023). This bright and private



end-unit offers added privacy, tasteful updates, and all the space you need-plus access to fantastic amenities right outside your door. Move in and enjoy one of Guelph's most connected and convenient communities!
(id:6289)

Essential Information

Listing #	X12471736
Price	\$600,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	119 - 302 College Avenue W
Subdivision	Dovercliffe Park/Old University
City	Guelph (dovercliffe Park/old University)
Province	Ontario
Postal Code	N1G4T6

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Fireplace(s)
Parking Spaces	2
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Foundation	Concrete

Listing Details

Listing Office EXP REALTY



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