



**\$859,000**

## 71 WYNDHAM ST S, GUELPH, ON N1E 0T7, CANADA

<https://krealtypros.com>

This stunning and spacious 1,295 sq.ft. interior + 80 sq. ft. private balcony, 2-bedroom, 2-bathroom condo facing the Speed River and steps to downtown Guelph- offers an exceptional combination of luxury and convenience. The bright, open-concept layout is thoughtfully designed for accessibility and showcases luxury finishes, including white oak hardwood flooring throughout, 9-foot ceilings, a [...]

- 2 beds
- 2 baths
- Condo/Apt Unit
- Residential
- Active
- 1295 sq ft



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# Building Details

<b>Building Area Total:</b> 1295 sq ft	<b>Parking Features:</b> Garage Door Opener, Exclusive
<b>Security Features:</b> Carbon Monoxide Detector, Carbon Monoxide Detector(s), Heat Detector, Security System, Smoke Detector(s)	<b>View:</b> City, Downtown, River, Skyline, Water
<b>Building Name:</b> Edgewater	<b>Covered Spaces:</b> 1
<b>Construction Materials:</b> Other	<b>Accessibility Features:</b> Accessible Elevator Installed, Accessible Kitchen, Accessible Entrance, Wheelchair Access
<b>Garage Spaces:</b> 1	<b>Roof:</b> Flat

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# Amenities & Features

<b>Water Source:</b> Municipal	<b>Patio &amp; Porch Features:</b> Open, Deck, Patio
<b>Architectural Style:</b> 1 Storey/Apt	<b>View Yes / No:</b> 1
<b>Appliances:</b> Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer	<b>Sewer:</b> Sewer (Municipal)
<b>Exterior Features:</b> Balcony, Landscaped, Lawn Sprinkler System, Year Round Living	<b>Waterfront Features:</b> River/Stream
<b>Window Features:</b> Window Coverings	<b>Cooling:</b> Central Air
<b>Interior Features:</b> Elevator, Ventilation System	<b>Heating:</b> Forced Air, Natural Gas
<b>Frontage Type:</b> West	<b>Fireplace Features:</b> Electric, Living Room

