



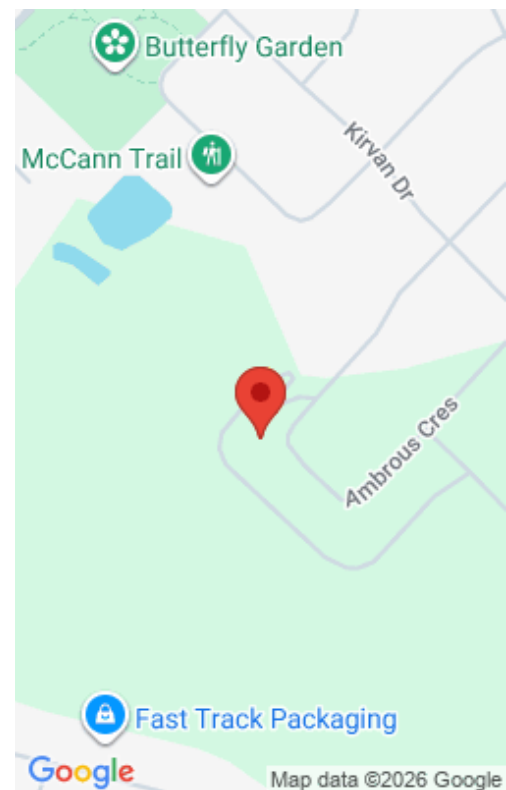
147 AMBROUS CRES, GUELPH, ON N1G 0E4, CANADA

<https://krealtypros.com>

Rare premium pie-shaped ravine lot in desirable Guelph. Spacious 4-bedroom, 3.5-bath home with approximately 3,550 sq. ft. of living space. Seller invested approximately \$200K in the premium lot and \$300K in upgrades/updates. Features include a primary suite with ensuite, home office, walk-in pantry, separate living and family rooms, and convenient laundry. Walkout basement offers excellent [...]

\$1,999,000

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 3550 sq ft



Building Details

Stories: 2	Building Area Total: 3550 sq ft
Parking Features: Attached Garage, Garage Door Opener	Security Features: Carbon Monoxide Detector, Smoke Detector
Covered Spaces: 2	Construction Materials: Stone
Garage Spaces: 2	Roof: Asphalt Shing

Amenities & Features

Water Source: Municipal	Architectural Style: Traditional
Appliances: Range, Dishwasher, Dryer, Microwave	Sewer: Sewer (Municipal)
Exterior Features: Private Entrance, Year Round Living	Window Features: Window Coverings
Cooling: Central Air	Attached Garage Yes/ No: 1
Interior Features: Central Vacuum, Auto Garage Door Remote(s), Built-In Appliances	Heating: Forced Air, Natural Gas
Frontage Type: West	Fireplace Features: Electric, Family Room

