



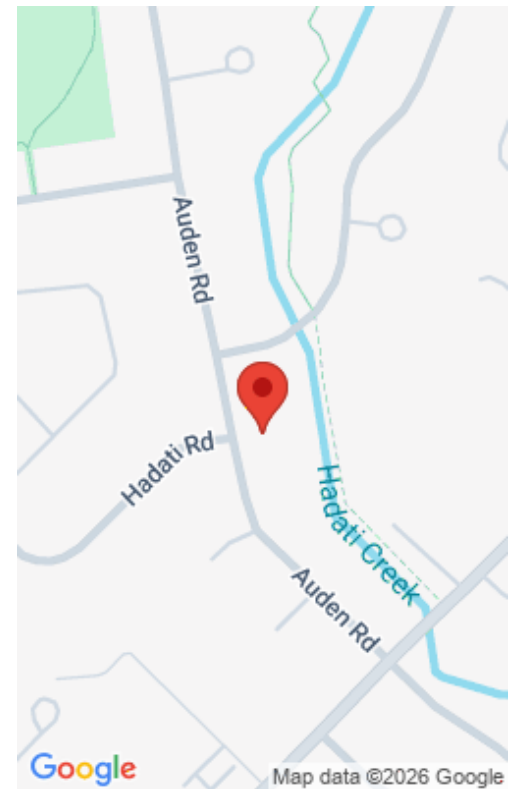
**\$794,999**

## **269 AUDEN RD, GUELPH, ON N1E 6N5, CANADA**

<https://krealtypros.com>

Backing onto the serene Hadati Creek wildlife corridor, this beautifully maintained backsplit is wrapped in nature and radiates timeless curb appeal. Warm, charming, and full of character on the outside - but make no mistake, this home is so much more than it appears. Think of it as a jewel box: the moment you open [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1674 sq ft



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## Building Details

**Stories:** 1

**Parking Features:** Attached Garage

**Construction Materials:** Aluminum Siding, Brick Veneer

**Building Area Total:** 2003 sq ft

**Security Features:** Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s), Smoke Detector(s)

**Roof:** Metal

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## Amenities & Features

**Water Source:** Municipal-Metered

**Appliances:** Water Heater, Water Softener, Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Exterior Features:** Backs on Greenbelt, Landscaped, Separate Hydro Meters

**Cooling:** Central Air, Energy Efficient, Humidity Control, Radiant Floor

**Interior Features:** High Speed Internet, Ceiling Fan(s), Central Vacuum Roughed-in, Floor Drains, Florescent Lights, Solar Tube(s), Water Meter

**Frontage Type:** East

**Fencing:** Fence - Partial

**Patio & Porch Features:** Patio, Porch

**Sewer:** Sewer (Municipal)

**Window Features:** Window Coverings

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air, Natural Gas, Radiant Floor

**Fireplace Features:** Family Room, Insert, Gas

