



**\$449,900**

## **2 COLONIAL DR, GUELPH, ON N1L 0K8, CANADA**

<https://krealtypros.com>

\$4000 Marketing Incentive credit to Buyer at Closing. TWO Parking spots and a locker. Welcome to this beautifully updated 2-bedroom condominium offering style, comfort, and convenience. Top floor. Bright and tastefully decorated throughout, this move-in-ready unit features fresh paint, upgraded lighting, and new luxury vinyl plank flooring that adds a modern touch. The open-concept living [...]

- 2 beds
- 1 bath
- Condo/Apt Unit
- Residential
- Active
- 825 sq ft



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# Building Details

<b>Building Area Total:</b> 825 sq ft	<b>Parking Features:</b> Garage Door Opener, Asphalt
<b>Security Features:</b> Smoke Detector, Smoke Detector(s), Other	<b>Covered Spaces:</b> 1
<b>Construction Materials:</b> Brick	<b>Garage Spaces:</b> 1
<b>Roof:</b> Asphalt Shing	

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# Amenities & Features

<b>Water Source:</b> Municipal	<b>Patio &amp; Porch Features:</b> Open
<b>Architectural Style:</b> 1 Storey/Apt	<b>Appliances:</b> Water Heater, Water Softener, Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove
<b>Sewer:</b> Sewer (Municipal)	<b>Window Features:</b> Window Coverings
<b>Cooling:</b> Central Air	<b>Interior Features:</b> Auto Garage Door Remote(s), Built-In Appliances, Elevator
<b>Heating:</b> Electric, Forced Air	<b>Frontage Type:</b> East

