



**\$1,089,999**

## **43 BRADY LN, GUELPH, ON N1L 1A4, CANADA**

<https://krealtypros.com>

Welcome to 43 Brady Lane, a charming two-storey red brick home nestled in Guelph's sought-after Kortright East neighbourhood. Offering four parking spaces, including a double garage, this well-maintained home is ideal for growing families. The main floor features a bright family room with large windows that flow seamlessly into the dining area, while the open-concept [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1959 sq ft



# Building Details

**Building Area Total:** 2743 sq ft

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

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

**Roof:** Asphalt Shing

**Parking Features:** Attached Garage, Garage Door Opener

**Covered Spaces:** 2

**Garage Spaces:** 2

# Amenities & Features

**Water Source:** Municipal-Metered

**Architectural Style:** Two Story

**Sewer:** Sewer (Municipal)

**Window Features:** Window Coverings, Skylight(s)

**Attached Garage Yes/ No:** 1

**Heating:** Baseboard, Forced Air, Natural Gas

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

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

**Appliances:** Bar Fridge, Instant Hot Water, Water Heater, Water Purifier, Water Softener, Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Washer

**Exterior Features:** Separate Hydro Meters

**Cooling:** Central Air, Humidity Control

**Interior Features:** High Speed Internet, Central Vacuum, Auto Garage Door Remote(s), Ceiling Fan(s), Separate Heating Controls, Separate Hydro Meters, Water Meter, Wet Bar, Work Bench

**Frontage Type:** South

**Fencing:** Full

