



**\$1,275,000**

## **73 AMSTERDAM CRESCENT, GUELPH, ON N1L 1T4, CANADA**

<https://krealitypros.com>

Welcome to 73 Amsterdam Crescent, a beautifully maintained home nestled in a sought-after Guelph neighbourhood backing onto peaceful green space. This spacious 3-bedroom, 2.5-bathroom home offers a thoughtful layout ideal for modern living. The main floor features a large private office, a functional mudroom, and a bright open-concept living and kitchen area highlighted by vaulted [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2417 sq ft



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# Building Details

**Building Area Total:** 2893 sq ft

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

**Construction Materials:** Brick Veneer

**Roof:** Asphalt Shing

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

**Covered Spaces:** 1

**Garage Spaces:** 1

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# 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:** Forced Air, Heat Pump

**Fireplace Features:** Gas

**Patio & Porch Features:** Deck

**Appliances:** Instant Hot Water, Water Softener, Dishwasher, Dryer, Microwave, Refrigerator, Washer

**Exterior Features:** Backs on Greenbelt, Canopy

**Cooling:** Central Air, Energy Efficient

**Interior Features:** High Speed Internet, Air Exchanger, Auto Garage Door Remote(s), Rough-in Bath, Ventilation System, Water Meter

**Frontage Type:** South

**Fencing:** Fence - Partial

