



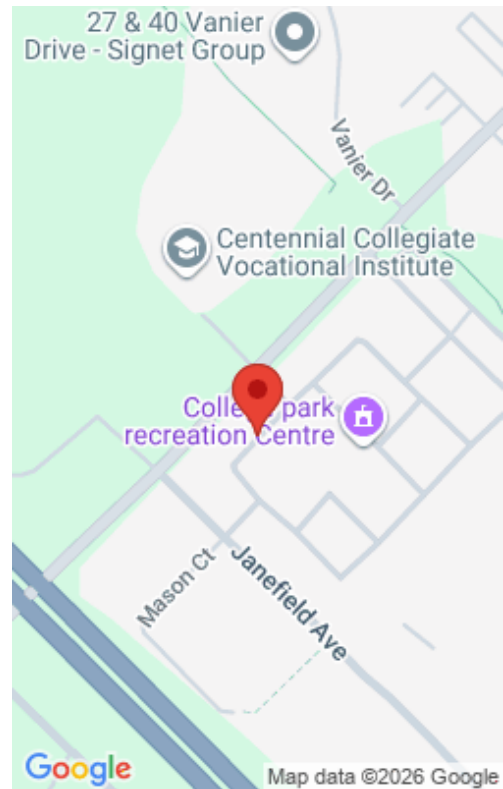
**\$540,000**

## **302 COLLEGE AVE W, GUELPH, ON N1G 4T6, CANADA**

<https://krealtypros.com>

Welcome to Unit 74 at 302 College Ave W, a well maintained two bedroom townhouse in one of Guelph's most convenient locations. The home spans three levels with an attached garage and a thoughtful layout throughout. The main floor offers a generous living room and flex space that works beautifully as a bonus room, home [...]

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active
- 1353 sq ft



---

## Building Details

**Stories:** 3

**Building Area Total:** 1678 sq ft

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

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

**Covered Spaces:** 1

**Construction Materials:** Brick, Vinyl Siding

**Garage Spaces:** 1

**Roof:** Asphalt Shing

---

## Amenities & Features

**Water Source:** Municipal

**Patio & Porch Features:** Deck

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

**Pool Features:** In Ground

**Sewer:** Sewer (Municipal)

**Waterfront Features:** Access to Water

**Window Features:** Window Coverings

**Cooling:** Central Air

**Attached Garage Yes/ No:** 1

**Interior Features:** High Speed Internet, Central Vacuum

**Heating:** Forced Air, Natural Gas

**Frontage Type:** South

