



**\$799,000**

## **82 JOHN BRABSON CRES, GUELPH, ON N1G 0G7, CANADA**

<https://krealtypros.com>

Welcome to 82 John Brabson Crescent, a wonderful family home nestled in a desirable Guelph neighbourhood! Set on a large pie-shaped lot backing onto beautiful green space, this property offers plenty of room for kids to play and families to enjoy the outdoors in a safe, private setting. Inside, you'll find three comfortable bedrooms on [...]

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1472 sq ft



---

## Building Details

**Building Area Total:** 1472 sq ft

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

**Construction Materials:** Brick, Vinyl Siding

**Roof:** Asphalt Shing

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

**Covered Spaces:** 1

**Garage Spaces:** 1

---

## Amenities & Features

**Water Source:** Municipal-Metered

**Architectural Style:** Two Story

**Sewer:** Sewer (Municipal)

**Window Features:** Window Coverings

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air

**Fireplace Features:** Electric, Family Room

**Patio & Porch Features:** Deck

**Appliances:** Bar Fridge, Water Heater, Water Softener, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Wine Cooler

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

**Cooling:** Central Air, Energy Efficient

**Interior Features:** High Speed Internet, Air Exchanger, Auto Garage Door Remote(s), Ceiling Fan(s), Rough-in Bath, Work Bench

**Frontage Type:** North

**Fencing:** Full

