



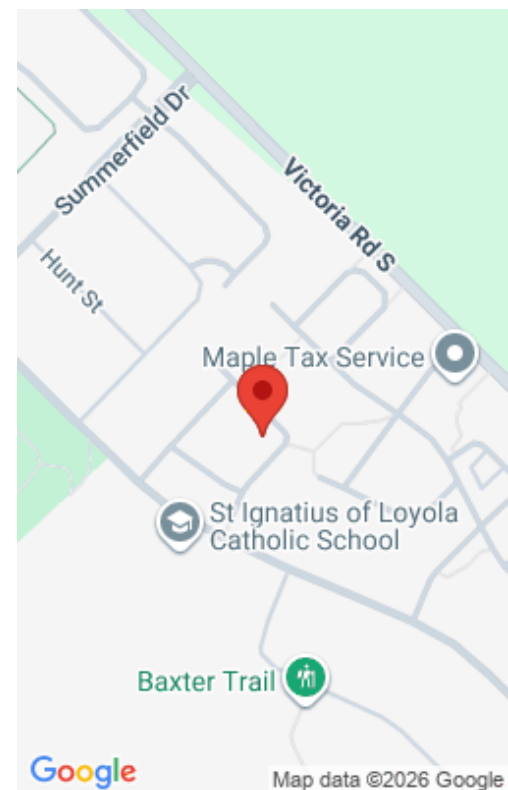
**\$699,900**

## **85 LAMBETH WAY, GUELPH, ON N1L 1T7, CANADA**

<https://krealitypros.com>

Welcome to 91 Lambeth Way, a beautifully maintained two-storey townhome located in Guelph's highly desirable south end. Thoughtfully designed for everyday living, the open-concept main floor offers a functional layout that seamlessly connects the kitchen, dining area, and bright living room-perfect for both entertaining and relaxing at home. The kitchen features stainless steel appliances and [...]

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active
- 1327 sq ft



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# Building Details

**Building Area Total:** 1801 sq ft

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

**Construction Materials:** Brick, Wood Siding

**Roof:** Shingle

**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

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air, Natural Gas

**Patio & Porch Features:** Porch

**Appliances:** Water Heater, Water Softener, Built-in Microwave, Dishwasher, Dryer, Gas Oven/Range, Refrigerator, Washer

**Exterior Features:** Lawn Sprinkler System

**Cooling:** Central Air, Energy Efficient

**Interior Features:** Auto Garage Door Remote(s), Separate Heating Controls, Separate Hydro Meters, Water Meter

**Frontage Type:** West

