



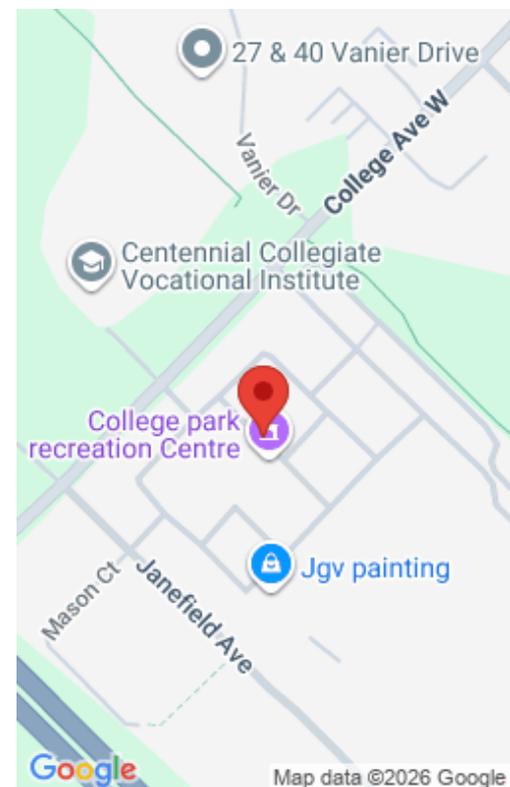
**\$600,000**

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

<https://krealtypros.com>

Welcome to 302 College, Unit 97! Nestled in the highly sought-after College Park community, this meticulously maintained home offers a versatile multi-level layout that perfectly suits first-time buyers, young families, and savvy investors alike. The main level features a powder room, and a spacious bedroom with direct backyard access, while the second level serves as [...]

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active
- 1417 sq ft



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## Building Details

**Building Area Total:** 1417 sq ft

**Covered Spaces:** 1

**Garage Spaces:** 1

**Parking Features:** Attached Garage

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

**Roof:** Asphalt Shing

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## Amenities & Features

**Water Source:** Municipal-Metered

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

**Sewer:** Sewer (Municipal)

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air, Natural Gas

**Architectural Style:** 3 Storey

**Pool Features:** Community, Outdoor Pool

**Cooling:** Central Air

**Interior Features:** Built-In Appliances, Central Vacuum Roughed-in

**Frontage Type:** East

