



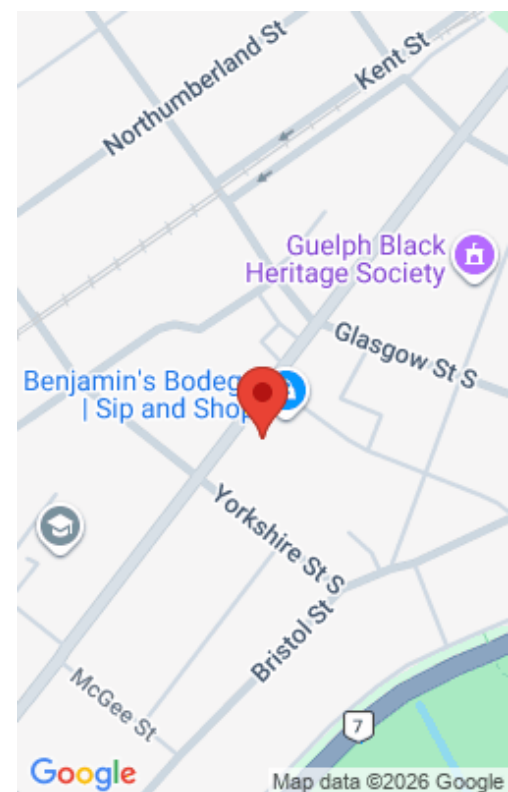
**\$845,000**

## **96 WATERLOO AVE, GUELPH, ON N1H 3H8, CANADA**

<https://krealtypros.com>

A RARE OPPORTUNITY FOR FIRST TIME HOME BUYERS LOOKING TO LIVE-IN AND OFFSET THEIR MORTGAGE! Whether you're an investor or a savvy buyer, you will love the versatility of this home. Find parking for 4 vehicles, STRONG WALKABILITY to the Downtown Core, parks, restaurants, shopping, and easy access for those who prefer to bike. The [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2169 sq ft



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# Building Details

**Stories:** 2

**StoriesTotal:** 2

**Construction Materials:** Brick

**Roof:** Asphalt Shing

**Building Area Total:** 2169 sq ft

**Parking Features:** Asphalt

**Entry Level:** 1

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# Amenities & Features

**Water Source:** Municipal

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

**Cooling:** Central Air

**Frontage Type:** South

**Fencing:** Full

**Architectural Style:** Traditional

**Sewer:** Sewer (Municipal)

**Heating:** Forced Air, Natural Gas

**Fireplace Features:** Family Room

