

17165

Property No: 40021252



202 GROVE Street  
Guelph, ON, N1E 2W7

3 Bedrooms  
2 Bathrooms

**\$529,900**



Royal LePage Locations  
North Brokerage

(800) 886-4713

## Home for Sale

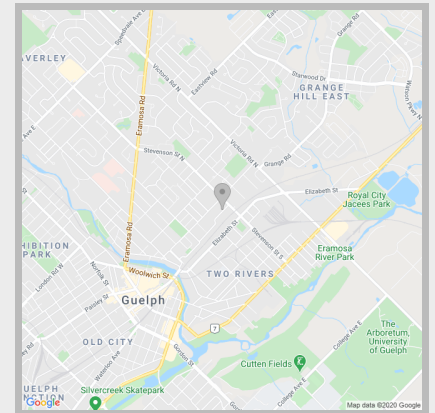
Nestled on a quiet street, this all brick detached raised bungalow is walking distance to downtown and the Go Station as well as beautiful St. Georges Park. It sits on a large 55 X 165 lot and has income potential. The separate upper level is carpet free and boasts 2 bedrooms, a 4 piece bathroom, laundry and an updated kitchen with a breakfast bar that opens into the living room. It is bright and spacious, making it the perfect space to live and entertain. The lower level, also carpet free, has one bedroom, large living room with lots of natural light, a 4 piece bathroom and a laundry area with extra storage. Outside the property boasts mature trees and a large backyard with a patio area great for BBQing and outdoor fun. There is parking for two cars and extra storage under the back of the house. The home is currently rented for \$2,725.00 per month and the owner pays the utilities. For the last 12 months: Reliance (water heater rental) \$243.30 Union Gas \$1277.83 and Guelph Hydro \$2321.73 Nestled on a quiet street, this all brick detached raised bungalow is walking distance to downtown and the Go Station as well as beautiful St. Georges Park. It sits on a large 55 X...

Estimated Mortgage Rate

**\$1,824 / month**

based on 20% down at 2.14

Guelph  
Home for Sale



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