

\$1,574,900 - 4871 Wellington Road 29, Guelph

MLS® #40778854

\$1,574,900

0 Bedroom, 0.00 Bathroom, 3,200 sqft

Other on 0.00 Acres

44 - Eden Mills, Guelph, Ontario

Set on a rare just over 1.6-acre lot, with an expansive commercially zoned workshop, this property offers endless potential for families seeking both a welcoming home and unique investment or business opportunities. With over 3040sq. ft. of total living space across a 5-level side-split, it blends lifestyle, functionality, and future value. Perfectly located just minutes from Guelph, Eden Mills, Rockwood, and Hwy 401, it combines privacy and tranquility with exceptional convenience. The front exterior features a landscaped setting with mature trees, a welcoming porch, and a driveway accommodating 20+ vehicles. Inside, the main floor shines with hardwood floors, an open-concept design, and a bright eat-in kitchen with stainless steel appliances, ample cabinetry, tile backsplash, and over-sink window. The dining room, finished with crown moulding and French door walkout, leads to an elevated deck, while the living room offers a fireplace and bay window for relaxed family gatherings. The upper level hosts a spacious primary suite with walk-in closet and 3-piece ensuite, plus three additional bedrooms and a 4-piece bathroom. On the lower levels, enjoy a family room with brick-surround fireplace, convenient laundry, a 2-piece bath, and a versatile rec room with ample storage—ideal for play, fitness, or hobbies. The backyard is the true highlight: zoned for commercial use and designed with families in mind, it features a fire pit, concrete patio, elevated deck, and expansive green space. For those with



entrepreneurial vision, the 80' x 40' (3,200 sq. ft.) fully insulated and heated shop is unmatched"equipped with water, separate hydro service, and 600V, 240V, and 110V power, plus a laser CNC machine. This is more than a family home"it's a lifestyle property offering comfort, privacy, and commercial flexibility, all within minutes of everyday amenities. (id:6289)

Essential Information

Listing #	40778854
Price	\$1,574,900
Bathrooms	0.00
Square Footage	3,200
Acres	0.00
Type	Other
Sub-Type	Freehold

Community Information

Address	4871 Wellington Road 29
Subdivision	44 - Eden Mills
City	Guelph
Province	Ontario
Postal Code	N1H6H8

Amenities

Utilities	Electricity, Telephone
Parking Spaces	22
Parking	Detached Garage
# of Garages	1

Interior

# of Stories	2
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Exterior

Exterior	Aluminum siding, Brick
Foundation	Block

Listing Details

Listing Office

Royal LePage Burloak Real Estate Services



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