

\$949,000 - R13 - 53 Arthur Street S, Guelph (st. Patrick's Ward)

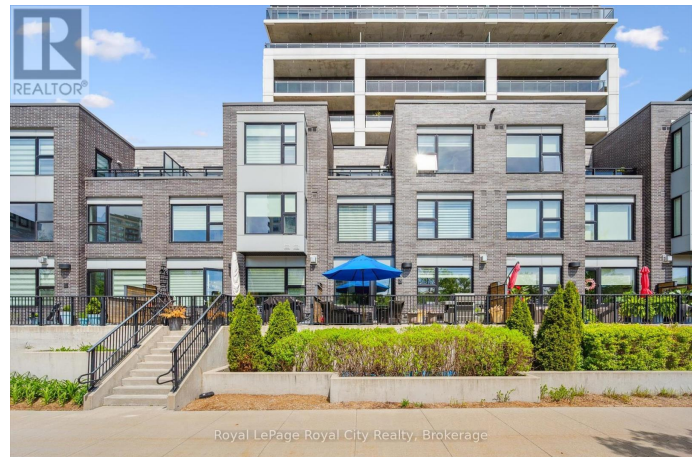
MLS® #X12364106

\$949,000

2 Bedroom, 3.00 Bathroom,
Single Family

St. Patrick's Ward, Guelph (st. Patrick's Ward),
Ontario

A Rare Opportunity for Riverfront Luxury Living! Experience one of downtown Guelph's most coveted addresses with this exceptional riverfront townhome - where sophistication, comfort, and convenience converge. Flooded with natural light, this bright and spacious residence boasts an open-concept main floor with soaring ceilings, a striking gas fireplace, and a chef's kitchen designed to impress - featuring high-end stainless steel appliances, a 6-burner gas range, wine fridge, and expansive prep space. Entertain with ease or unwind on your private patio or upper balcony, each offering uninterrupted views of the river and lush green space - maintenance-free living at its finest. The second level features a spacious bedroom with a walk-in closet, a full bath with a relaxing soaker tub, a versatile lounge area, and generous storage. The primary suite spans the entire third floor, complete with two walk-in closets, a private balcony, and a spa-inspired ensuite showcasing double sinks, an oversized jacuzzi tub, a stand-alone shower, and a private water closet. Additional features include full-size laundry, TWO premium side-by-side indoor parking spaces, a storage locker, custom window coverings, and a Weber BBQ with side burner - all included for your convenience. Set within the acclaimed Metalworks community, you'll have exclusive access to an array of



upscale amenities, while being just steps to Spring Mill Distillery, Sugo Mercado, and picturesque riverside trails. This is more than a home - it's a lifestyle of luxury and ease on the water's edge. Opportunities like this are exceptionally rare. Don't miss your chance to make it yours. (id:6289)

Essential Information

Listing #	X12364106
Price	\$949,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	RI3 - 53 Arthur Street S
Subdivision	St. Patrick's Ward
City	Guelph (st. Patrick's Ward)
Province	Ontario
Postal Code	N1E5K4

Amenities

Amenities	Park, Party Room, Visitor Parking, Fireplace(s), Storage - Locker, Security/Concierge
Features	Balcony, In suite Laundry
Parking Spaces	2
Parking	Garage, Underground
# of Garages	1
View	River view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water softener, Blinds, Dishwasher, Dryer, Stove, Washer, Wine Fridge, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	3

Exterior

Exterior	Aluminum siding, Brick
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Listing Details

Listing Office	Royal LePage Royal City Realty
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