

\$775,000 - 104 - 478 St Andrew Street E, Centre Wellington (fergus)

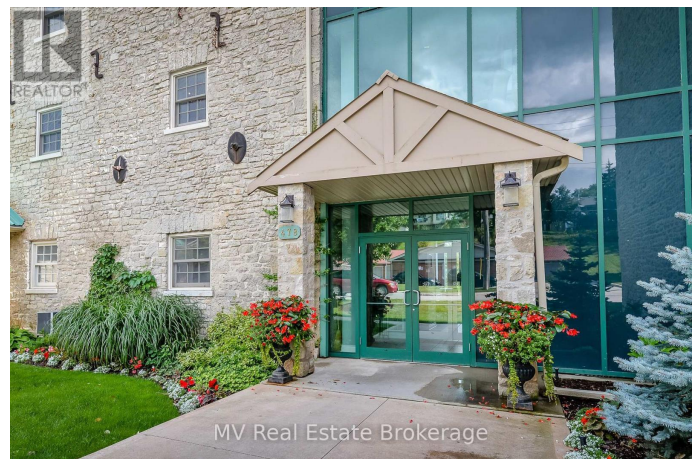
MLS® #X12410539

\$775,000

2 Bedroom, 2.00 Bathroom,
Single Family

Fergus, Centre Wellington (fergus), Ontario

Heritage Charm Meets Riverside Serenity. A rare opportunity to downsize without compromise: Suite 104 at the Fergus Mill offers unmatched value with **12 months of condo fees included in the purchase**, giving you a worry-free start to homeownership. Set in one of Centre Wellington's most iconic buildings, this ground-level condo blends historic character with modern comfort. It features soaring ceilings, hardwood floors, and oversized windows that frame breathtaking views of the Grand River Falls. Thoughtfully designed for ease and elegance, the spacious 1-bedroom-plus-den layout includes two full bathrooms, a beautifully updated kitchen with high-end appliances, and a cozy fireplace perfect for quiet evenings. Enjoy direct access to scenic walking trails, patios, and tranquil waterfront views. Located just steps from downtown Fergus with its cafes, shops, and restaurants and minutes from the lively village of Elora. Explore nearby St. Jacobs and its famous farmers' market, or head into Kitchener-Waterloo for vibrant city life, all within a 30-minute drive. Stratford's acclaimed theatre district and Lake Huron's cottage country are also nearby for easy escapes. With two parking spaces (including a private garage), a personal storage locker, and pet-friendly amenities, this turnkey suite is truly the complete package. Whether you're retiring, rightsizing, or seeking a peaceful pace of life,



this is your front-row seat to nature,
community, and timeless architecture.
(id:6289)

Essential Information

Listing #	X12410539
Price	\$775,000
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	104 - 478 St Andrew Street E
Subdivision	Fergus
City	Centre Wellington (fergus)
Province	Ontario
Postal Code	N1M3V7

Amenities

Amenities	Park, Visitor Parking, Fireplace(s), Storage - Locker
Features	Elevator, Carpet Free, In suite Laundry
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Water Heater - Tankless, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior

Stone

Listing Details

Listing Office

MV Real Estate Brokerage



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