

\$1,574,900 - 4871 Wellington Road 29, Guelph/eramosa (eden Mills)

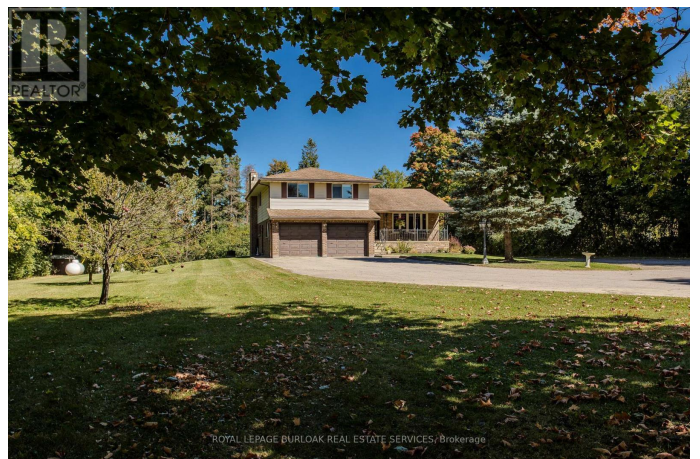
MLS® #X12422375

\$1,574,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Eden Mills, Guelph/eramosa (eden Mills),
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- its a lifestyle property offering comfort, privacy, and commercial flexibility, all within minutes of everyday amenities. (id:6289)

Essential Information

Listing #	X12422375
Price	\$1,574,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4871 Wellington Road 29
Subdivision	Eden Mills
City	Guelph/eramosa (eden Mills)
Province	Ontario
Postal Code	N1H6H8

Amenities

Amenities	Fireplace(s)
Parking Spaces	22
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Garage door opener remote(s), Stove, Washer, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Exterior Features	Landscaped
Lot Description	154 x 473.3 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES



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