

Aimee Pullon
REAL ESTATE



11 - 40 Silvercreek Parkway N., Guelph ON

ONWARD WILLOW NEIGHBOURHOOD



11 - 40 Silvercreek Parkway N.

Welcome to 40 Silvercreek Parkway North, Unit 11.

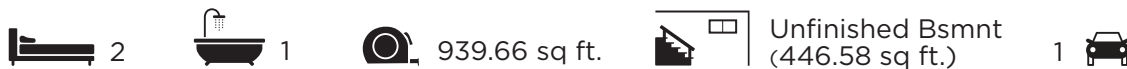
This townhome has been well maintained, updated, and lovingly cared for. A few recent updates include; the kitchen area painted, the bathroom upstairs repainted, updated flooring on the main floor and a new countertop in the bathroom.

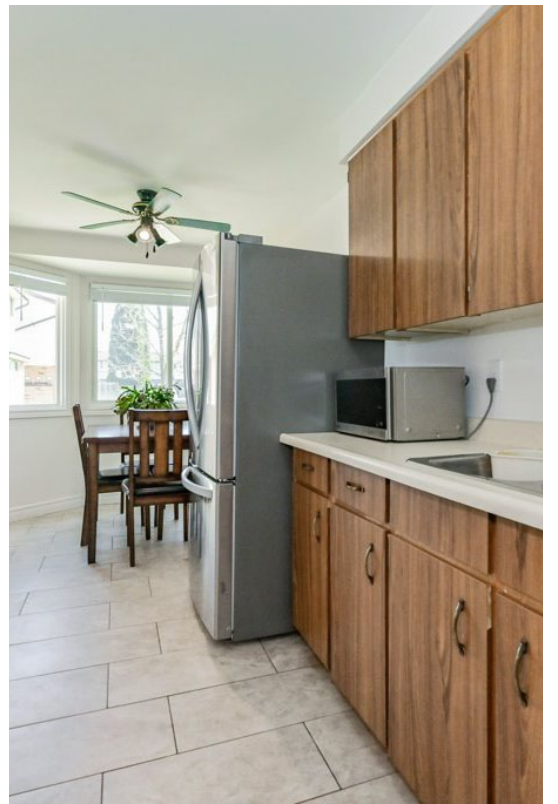
The entrance is gracious; the kitchen offers updated stainless-steel appliances and plenty of cupboard and counterspace. The dining area overlooks both the kitchen and the bay window. The bay window overlooks the front garden and offers natural light. Towards the back of the suite is the living room with a glass sliding door to the private and fully fenced backyard.

Upstairs there are two good sized bedrooms and a four-piece bathroom. The basement is unfinished and offers plenty of opportunity. This townhome has a gas furnace and forced air conditioning; ready for all Ontario seasons!

The technology accompanying this townhome is a nest thermostat, a ring doorbell and an auto locking front door lock. There is one parking space.

If you are looking for a turnkey home in Guelph's West end which is close to the many stores as well as easy commuting to the Hanlon, be sure to book your tour of this lovely home.

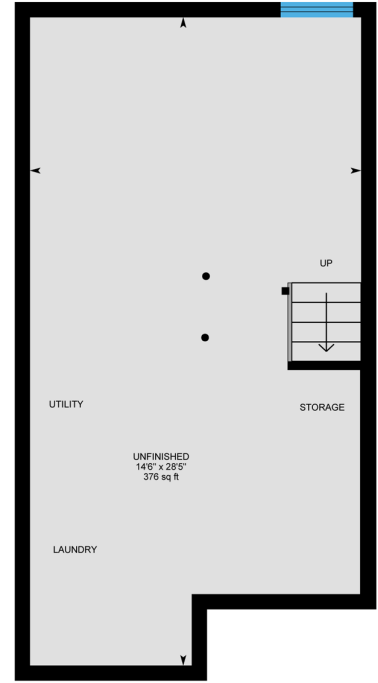
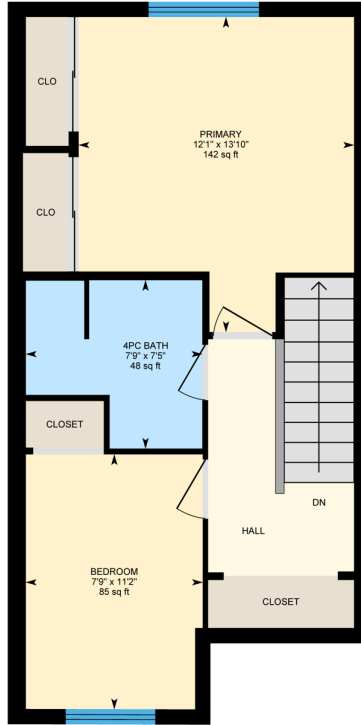
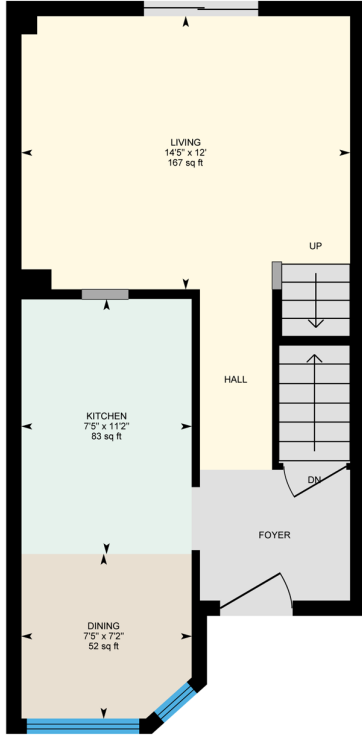






11-40 Silvercreek Pkwy N, Guelph, ON

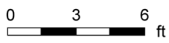
Main Building: Total Exterior Area Above Grade 939.66 sq ft



Main Floor
Exterior Area 466.64 sq ft

2nd Floor
Exterior Area 473.02 sq ft

Basement (Below Grade)
Exterior Area 446.56 sq ft



PREPARED: 2024/04/23

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



View the virtual tour of this property

https://youriguide.com/11_40_silvercreek_pkwy_n_guelph_on/

ABOUT THE NEIGHBOURHOOD

ONWARD WILLOW • WILLOW WEST • SUGARBUSH • WEST ACRES

These neighbourhoods in northwest Guelph are some of the city's most diverse. Today, this established area is seeing many changes as more people update and renovate their homes.

Here you'll find opportunities to buy spacious detached homes with ample parking near the western edge of Guelph or townhomes and semi-detached homes in the Onward Willow area. It's all within easy reach of the Hanlon Expressway and Highway 7 West, making this a great option for commuters to Kitchener/Waterloo.

There's plenty of shopping nearby, with supermarkets, a drug store and a variety of other retailers along Silvercreek Parkway, a Costco on Elmira Road and the Zehrs Plaza at Paisley and Imperial.

The West End Recreation Centre features a pool, arena, gymnasium and library. Local parks offer a variety of facilities, including tennis courts, soccer fields and a cricket pitch in Margaret Greene Park, plus basketball courts, a skateboard park and a splashpad at Norm Jary Park. Meanwhile, active neighbourhood groups organize events, programs and services, including PD-day camps, after-school programs and summer camps.



SCHOOLS

► ELEMENTARY

Public — Gateway Drive Public School (English & French kindergarten), Mitchell Woods Public School, Taylor Evans Public School (English/French), Westwood Public School, Willow Road Public School (English/French)

Catholic — St. Francis of Assisi Catholic School

Private — Little Folks Montessori Inc.

► SECONDARY

Catholic — St. Peter Catholic School

► POST-SECONDARY

Conestoga College (Guelph campus)



NEIGHBOURHOOD GROUPS

- Onward Willow (onwardwillow.ca)
- Parkwood Gardens (pgng.ca)
- The West Willow Village (westwillowvillage.ca)



SEASONAL EVENTS

- Winterfest (February)
- Onward Willow Spring Marketplace & Fair (June)
- West Willow Village Fall Fair (September)



PERSONALIZED & PROFESSIONAL REAL ESTATE SERVICES

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*This is not intended to solicit properties that are currently listed for sale.