

Dear Prospective Buyer:



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

240 London Road West, Unit 40 is a welcoming three-bedroom condo townhouse in one of Guelph's most established neighborhoods. The home offers a bright main floor with walkout access to backyard space, ideal for relaxing or entertaining. A finished basement adds valuable flexibility for a family room, office, or play area, and the attached single-car garage provides everyday convenience.

The upper level features three comfortable bedrooms with a functional layout suited to families or professionals. The home feels warm, practical, and well-maintained throughout.

Located in the desirable Exhibition Park area, the property sits within walking distance of parks, schools, and quiet residential streets. Downtown Guelph is only a short drive away, offering dining, shopping, and cultural spots. Everyday errands are easy with nearby local shops and services, and commuters will appreciate quick access to Highway 6 for smooth travel around the city and beyond.

This townhouse blends comfortable living with an excellent location, making it a standout option in a well-loved Guelph community.

Property Details

ADDRESS: 240 London Road West, unit 40, Guelph, On N1H8N8

TYPE: Single family residential condominium townhouse.

LEGAL DESCRIPTION: See schedule B

SQ. FT:	1,251 above grade, 560 below grade (MPAC).
BEDROOMS:	4; 3 on top floor, 1 in finished basement.
BATHS:	3; 1 on main floor, 1 on upper floor, 1 in basement level.
LAUNDRY:	In basement.
BASEMENT:	Full, Finished.
AGE:	25 years (2000).
ELECTRICAL:	100 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Mixed.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, Vinyl.
INTERIOR:	Drywall.
PARKING:	Single wide paved driveway.
GARAGE:	Single car attached.
TAXES:	3,761 (2024).
CONDO FEES:	\$359.00 / Mo.
MANAGEMENT CO:	Five Rivers.
PET FRIENDLY:	Limited.

ROLL #:	230804000809640
PIN #:	718000040
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air.
RENTALS:	None known.
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available.
CONDO FEE INCLUDES:	Building insurance, Parking, Common elements.
CHATELS INCLUDED:	Stove, dishwasher, fridge, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.

Visit Website:

- Status Certificate
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour