



312 Old Guelph Rd.

312 OLD GUELPH Road, Dundas, Ontario L9H 5W4

\$1,179,999

Updated Comfort on an Expansive Triple Lot

4 bed · 2 bath · 1,874 sq ft · MLS 40855169

Welcome to 312 Old Guelph Road, a spacious and thoughtfully updated home situated on a corner lot spanning three lots, offering a versatile layout, generous outdoor space and plenty of room for everyday living. The main level features a bright living and dining area with updated vinyl flooring and a fireplace, flowing into a beautifully renovated kitchen with dark cabinetry, quartz countertops, backsplash, stainless steel appliances and a farmhouse style sink. A large sunroom overlooking the front yard provides a bright and inviting additional living space, while a second smaller sunroom overlooks the backyard. A main floor bedroom, bathroom and bonus room add even more flexibility to the layout. Upstairs, you'll find three additional bedrooms, including a spacious primary bedroom, along with an updated 4 piece bathroom. The home has seen numerous improvements over the years, including updated flooring, lighting and paint, newer windows, exterior siding, fascia, soffits and eaves, as well...

Highlights

- Unique corner property spanning three lots
- Bright open living & dining areas with fireplace
- Renovated kitchen with quartz countertops & stainless steel appliances
- Farmhouse-style sink & stylish dark cabinetry
- Large front sunroom plus a second backyard sunroom
- Main-floor bedroom, bathroom & versatile bonus room
- Spacious primary bedroom on the upper level
- Updated 4-piece bathroom
- Updated flooring, lighting & fresh paint throughout
- Newer windows, siding, fascia, soffits & eaves
- New shingles & chimney completed in 2025
- Fully fenced yard surrounded by mature trees



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