

# \$2,499,999 - 36 Elgin Street, Woolwich

MLS® #X12234021

**\$2,499,999**

3 Bedroom, 1.00 Bathroom,  
Single Family

N/A, Woolwich, Ontario

Welcome to 36 Elgin Street a rare and exceptional land opportunity in the heart of Conestogo, where the Grand River meets the Conestogo River. Set on nearly 4 acres of mature, tree-lined land, this unique property offers scenic beauty, privacy, and outstanding redevelopment potential. Whether you're looking to restore the existing farmhouse or build your dream home, this site presents endless possibilities in one of Waterloo Region's most picturesque settings. The existing 3-bedroom, 1-bathroom farmhouse spans over 1,800 sq. ft. and is rich with rustic charm featuring original woodwork, wide plank floors, vintage fireplaces, and expansive windows that fill the home with natural light. The main floor includes two inviting living areas and a spacious country-style kitchen with a walkout to the backyard. Upstairs are three character-filled bedrooms that can be renovated or reimagined as part of a larger vision. Zoned residential and surrounded by estate-style, multi-million-dollar homes, this property is ideally located close to trails, golf courses, St. Jacobs, Elmira, and the city of Waterloo. Whether you're a builder, investor, or a family dreaming of a countryside retreat close to urban conveniences this is a rare opportunity not to be missed. roots in a peaceful, well-connected community. (id:6289)



## Essential Information

Listing #	X12234021
Price	\$2,499,999
Bedrooms	3
Bathrooms	1.00
Type	Single Family

### Community Information

Address	36 Elgin Street
Subdivision	N/A
City	Woolwich
Province	Ontario
Postal Code	N3B1Y3

### Amenities

Utilities	Cable, Electricity
Features	Wheelchair access, Country residential
Parking Spaces	4
Parking	No Garage

### Interior

Heating	Electric Baseboard heaters
Fireplace	Yes
# of Stories	2
Basement	Walk out

### Exterior

Exterior	Stone, Concrete
Foundation	Stone

### Listing Details

Listing Office	EXP REALTY
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