



Royal LePage Wolle Realty
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Set on a beautifully landscaped 0.52-acre lot in the welcoming community of Ariss, 7422 Wellington Road 51 presents an exceptional opportunity to experience refined country living with the convenience of nearby urban amenities. This fully renovated, approximately 2,756 sq ft raised bungalow backs onto open farm fields, offering a serene backdrop of uninterrupted views and ultimate privacy. The main living area boasts a large window with expansive views of the front yard while the dining room adjacent to the kitchen welcomes guests for daily meals. Thoughtfully updated from top to bottom, the home showcases a bright, refreshed kitchen with crisp white cabinetry, elegant Corian countertops, new hardware, sink, and modern fixtures—perfectly designed for both everyday living and entertaining. The main level features three spacious bedrooms alongside a beautifully renovated family bathroom, complete with a luxurious soaker tub, updated finishes, and a striking double-sink quartz vanity. Walkthrough to the all year sunroom with views of the backyard. The fully finished lower level extends the living space with a stylish rec room anchored by a cozy gas fireplace, custom built-in cabinetry, a feature wall with mounted 65" TV, and a well-appointed bar area—ideal for hosting family and friends. An additional versatile room with large lookout windows, luxury vinyl plank flooring, and a second full bathroom & laundry, further enhances the functionality of this level. Throughout the home, you'll find meticulous upgrades including refinished hardwood floors, contemporary iron spindles, LED lighting, updated trim and doors, and fresh designer paint. A standout feature is the impressive front foyer addition, offering soaring ceiling heights and an abundance of natural light, creating a grand and welcoming entrance. Beyond aesthetics, this home delivers peace of mind with major mechanical improvements, including a new well pump and system updates, humidifier, and a Generac generator capable of powering most of the home. Outdoors, the property continues to impress with a fully fenced yard, expansive deck, and a covered gazebo—perfect for enjoying quiet evenings or lively gatherings. Additional highlights include a durable steel roof, updated insulated siding, a 12x12 shed, a rare 2.5-bay garage, and ample parking for up to six vehicles. Ideally located just minutes from Guelph and a short drive to Kitchener and Waterloo, this property offers seamless access to a wide range of amenities including shopping centres, restaurants, golf courses, conservation areas, and top-rated schools. Enjoy nearby outdoor destinations such as Guelph Lake Conservation Area, scenic trails, and local farmers' markets, all while being conveniently connected to major routes for commuting. This is a truly turn-key residence that masterfully blends space, style, and lifestyle—an elevated country retreat without compromise.

A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015

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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to
7422 WELLINGTON RD 51
ARISS, ON, N0B 1B0

3+1 Bedroom | 2 Bathrooms | 1575.17 SqFt + 1181 SqFt = 2756.17 SqFt

Built in 1977 | \$4,759.00/2025

Lot Size - 125 ft x 180 ft (0.518 acres)

www.7422wellingtonroad51.ca

Not intended to solicit Sellers or Buyers currently under contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being correct. Conditions, offer lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



SCHOOLS

Waterloo Region District School Board

JK-6	Ponsonby PS	BUSED
7-8	Elora P.S	BUSED
9-12	Centre Wellington DHS	BUSED

Waterloo Catholic District School Board

JK-8	St. Mary Catholic School	BUSED
9-12	Our Lady of Lourdes CHS	BUSED

FLOOR PLANS



IMPRESSIVE FEATURES

- 0.52 of an acre property backing on to farm field
- Fully renovated raised bungalow
- 3 bedrooms upstairs + 1 basement bedroom
- Kitchen cabinets refreshed in white, Corian countertop Installed, New Hardware, new Sink & Faucets (2021)
- Separate filtered drinking water faucet
- Main bathroom: New Toilet, Soaker Tub and Tub Surround (2011)
- Main bathroom: New double sink, Corian countertop, new Sinks, new faucets, new cabinet and Mirror (2023)
- Full Basement renovation/re-layout, Permit taken. Full electrical rewire, Full re-insulation, Finished Utility Room, Fireplace in rec room with 65" TV above. (2022)
- New Gas Fireplace, New energy Saving Blinds (2022) in sunroom
- Installed Laundry hook ups, Water, Drain and Electrical in smaller Bedroom for main floor Laundry Option (2022)
- Repainted all trim and Doors (2023)
- New lighting in Livingroom, bedrooms and sunroom, LED (2024)
- Refinished Hardwood floors to grey, Changed Balusters & installed Iron Spindles. Custom Luxury Vinyl Planking on stairs, replaced all heat registers in whole house from plastic to chrome (2024)
- Basement: Luxury Vinyl Planks, Painted all trim & beams (2024)
- Basement rec room w/ gas fireplace, built in cabinets, & bar area
- Painted all main areas, including Livingroom, hall, dining & Kitchen Walls (2024)
- Installed & built a Murphy Bed (2024)
- Upgraded well to code & New Well Pump (2024)
- Changed all switches & electrical outlets to white fixtures (2024)
- Added a Humidifier (2025)
- New electrical & water line from well to house (2025)
- Entrance addition. Heated floors. Permit taken (2025)
- Replaced desk area in kitchen w/ full cabinet and garbage center (2025)
- Installed New Water Softener (2010)
- Tankless water heater (Rented)(2025)
- Generac home generator included (will power everything but A/C & Stove)
- New furnace & Central air conditioner (Sept 2009)
- New steel roof (2010)
- New 12x12 shed (2010)
- Fenced in backyard, made trailer pad by garage (2023)
- Enlarged Deck & Poured concrete pad for Hot Tub, Electrical for hot tub (2010)
- 10x10 covered Gazebo over Hot tub Area with covered Extension for living area (2011)
- All Windows & Doors changed including Sunrooms and basement (2018)
- Addition of 3rd bay ½ garage, Permit Taken (2019)
- Parking for 6 in driveway
- Replaced vinyl siding, soffits, fascia, eaves, gutters. Added 1" rigid insulation prior to siding (2019)