26 Frasson Drive, Guelph, ON N1E 7J9



This exceptional all-brick detached home sits on a rare, extra-large irregular lot—stretching over 200 ft deep on one side and totaling nearly 0.30 acres. Built in 2008 by Fabbian Homes and lovingly maintained by the original owners, it offers over 2,500 sq. ft. above grade plus a fully finished basement. Inside, 9-ft ceilings, large windows, and spacious principal rooms create a bright, inviting layout. The family-sized kitchen opens to the great room, with a formal dining and separate living area for flexibility. Upstairs, the primary suite features a private sitting area, large walk-in closet, and spa-like ensuite. Two additional bedrooms share a 4-pc bath.











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