



Mike Bolger Sales Representative

Chestnut Park Realty Southwestern Ontario Ltd., Brokerage

75 King Street South, Unit 50. Waterloo, On N2J 1P2. Phone:(519) 616-2656



173 WOODBEND Crescent
Waterloo, Ontario N2T 1G9
\$1,000,000
MLS: #40138753

Description

This tidy residence occupies a well-sized and maturely treed lot in prestigious Upper Beechwood – one of Waterloo's most desirable family-oriented neighbourhoods. A total of five bedrooms can be found on-location here, with three on the upper floor, and an additional two downstairs in the separate in-law suite with its own walkout! It's an ideal opportunity to generate some additional income for young families on the lookout for a mortgage-helper. There's plenty to appreciate here, with all four bathrooms having been newly renovated (including the four-piece master ensuite), all-new LED lighting throughout the home, and a wrap-around, tiered deck at the rear of the property accessible via walkout from the dinette and its massive bank of windows – perfect for summer entertaining! Mary Johnston PS sits just around the corner, and the attached double garage and double-wide drive offer ample parking space for commuters, with plentiful public transit options putting both universities, Conestoga College's new Waterloo Campus, and all the amenities of Uptown within easy reach for the student crowd, too. This summer's market remains hot! Reach out today for more information before this one's gone for good.

Property Information

Style: 2 or More Storeys
Bedrooms: 3
Partial Bathrooms: 1

Ownership: Freehold
SquareFeet: 1850
Full Bathrooms: 3

Rooms

Kitchen : 17ft. 1in. X 10ft. 8in.
Dining Room : 10ft. 10in. X 10ft. 10in.
2 Pc Bathroom : 0ft. 0in. X 0ft. 0in.
Family Room : 18ft. 1in. X 10ft. 10in.
Living Room : 14ft. 5in. X 12ft. 2in.
Laundry : 8ft. 8in. X 7ft. 6in.
Bedroom Primary : 16ft. 8in. X 11ft. 6in.
Bathroom Primary 4 Pc : 0ft. 0in. X 0ft. 0in.
4 Pc Bathroom : 0ft. 0in. X 0ft. 0in.
4 Pc Bathroom : 0ft. 0in. X 0ft. 0in.
Bedroom 2: 11ft. 6in. X 11ft. 6in.
Bedroom 3: 10ft. 1in. X 10ft. 6in.
Recreation Room : 21ft. 6in. X 21ft. 2in.
Bedroom 4: 11ft. 3in. X 11ft. 2in.
Bedroom 5: 12ft. 4in. X 12ft. 8in.
Kitchen : 13ft. 6in. X 7ft. 9in.
3 Pc Bathroom : 0ft. 0in. X 0ft. 0in.



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