

\$734,900 - 196 Patricia Avenue, Kitchener

MLS® #40754329

\$734,900

4 Bedroom, 2.00 Bathroom, 2,057 sqft

Single Family on 0.00 Acres

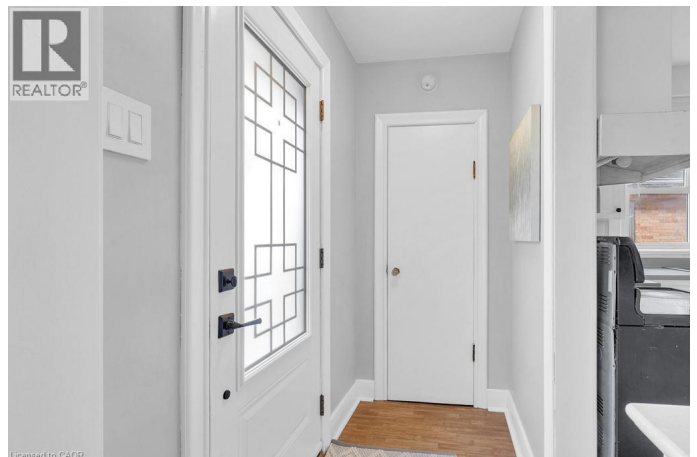
313 - Downtown Kitchener/W. Ward,
Kitchener, Ontario

Discover the perfect blend of charm and convenience at 196 Patricia Avenue, your dream bungalow! This inviting 4 bedroom home offers plenty of space and a convenient ideal in-law suite set up. Imagine enjoying your morning coffee on the outdoor deck, surrounded by a spacious backyard that invites endless possibilities for relaxation and play. Conveniently located in a central area, you'll find yourself just moments away from parks, shops, transit, St. Marys hospital – everything you need at your fingertips! Plus, with the Iron Horse Trail nearby, you can easily explore the beautiful Victoria Park in one direction or head towards Up Town Waterloo and Waterloo Park in the other. This charming home has been thoughtfully updated to ensure comfort and efficiency. Recent improvements include furnace (2018), attic insulation (2021), roof (2023) as well as front window and upgraded sidewalk/porch (2021). Don't miss out on this fantastic opportunity to own a beautiful home in a prime location. (id:6289)

Built in 1953

Essential Information

Listing #	40754329
Price	\$734,900
Bedrooms	4
Bathrooms	2.00



Square Footage	2,057
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	196 Patricia Avenue
Subdivision	313 - Downtown Kitchener/W. Ward
City	Kitchener
Province	Ontario
Postal Code	N2M1J7

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	In-Law Suite
Parking Spaces	3

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office	Hewitt Jancsar Realty Ltd.
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Listing information last updated on October 26th, 2025 at 9:16am PDT