

\$1,595,000 - 477 Woodbine Avenue, Kitchener

MLS® #40757266

\$1,595,000

5 Bedroom, 4.00 Bathroom, 4,348 sqft

Single Family on 0.00 Acres

334 - Huron Park, Kitchener, Ontario

Welcome to 477 Woodbine Ave - a custom-designed executive home where everyday living meets the beauty of the Huron Natural Area. Set on a pie-shaped ravine lot with no rear neighbours, this 5-bedroom, 3.5-bath retreat offers over 3,070 sq.ft. of finished living space, thoughtfully designed for modern families who crave space, flexibility, and connection to nature. Soaring 18' ceilings in the great room create an airy, open feel, with a stunning double-sided gas fireplace that adds warmth and style. The kitchen is a dream-granite counters, walk-in pantry, oversized island, and newer stainless steel appliances-all flowing into the dining area with direct access to a raised deck overlooking the treetops and trails. Need main-floor flexibility? You've got it-with a private bedroom perfect for guests, in-laws, or a home office. Upstairs, a lofted family room adds even more space to unwind, leading to a primary suite that feels like an escape, complete with a walk-in closet, private balcony, and spa-inspired ensuite with a jetted tub and double vanity. Three additional bedrooms offer space to grow, work, or host. The walk-out basement is a game changer, two finished bonus rooms for a gym, office, or playroom, a 3-piece bath, and access to the deep backyard framed by mature fruit trees and forest views. Bonus features include a 50-year metal roof (2024), new front windows (2024), Google Nest thermostat and smoke detectors. This is a rare blend of thoughtful design, natural beauty, and



everyday functionality-all in one of Kitchener's
most scenic communities. (id:6289)

Essential Information

Listing #	40757266
Price	\$1,595,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	4,348
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	477 Woodbine Avenue
Subdivision	334 - Huron Park
City	Kitchener
Province	Ontario
Postal Code	N2R0A6

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools, Shopping
Features	Ravine, Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Water softener, Washer, Range - Gas, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Exterior Features	Lawn sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Macro Realty



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Listing information last updated on October 22nd, 2025 at 11:46pm PDT