

# \$750,000 - 4 Cardill Crescent, Waterloo

MLS® #40757429

**\$750,000**

8 Bedroom, 2.00 Bathroom, 2,146 sqft

Single Family on 0.00 Acres

421 - Lakeshore/Parkdale, Waterloo, Ontario

Welcome to 4 Cardill Crescent – A Rare, Turnkey Investment in Waterloo’s Sugarbush Neighbourhood! This cash flow positive property generates over \$57,000 in annualized gross income through August 2026, with potential to grow. With 35% down, this investment can work for you from day one. A City-approved Class D1 rental license makes this a fully compliant, turnkey student rental operation – an uncommon find in Waterloo. The main floor features a spacious common area, modern baseboards, and thin plank hardwood flooring in the bedrooms. The lower level offers generously sized bedrooms with oversized egress windows for safety and comfort. Updated vinyl windows throughout improve efficiency and curb appeal. A large detached garage provides excellent potential for landlord storage or conversion into an additional income stream. Located within a 10-minute walk to both Wilfrid Laurier University, the University of Waterloo, and Conestoga College the property is ideally positioned to serve over 57,000 students. Situated in the prestigious Sugarbush neighbourhood, the property benefits from the proposed Sugarbush South Corridor Expansion Initiative and is adjacent to Northdale, where values surged after Mixed-Use zoning was passed. Now zoned R9, the site offers long-term redevelopment potential – warehouse the site while awaiting a knock on the door from a developer. This home suits a wide range of buyers. First-time



homeowners can offset their mortgage with rental income. Multi-generational families will appreciate the space. University and tech professionals will enjoy the proximity to work. Parents of students will value the location. Investors will see strong rental potential in one of Ontario's top-ranked markets. An investor worksheet is available. With flexible closing, this is your chance to secure a high-performing property in a growing area. Schedule your private showing today!  
(id:6289)

Built in 1965

**Essential Information**

Listing #	40757429
Price	\$750,000
Bedrooms	8
Bathrooms	2.00
Square Footage	2,146
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	4 Cardill Crescent
Subdivision	421 - Lakeshore/Parkdale
City	Waterloo
Province	Ontario
Postal Code	N2L3Y6

**Amenities**

Amenities	Public Transit, Schools
Features	Paved driveway
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

## Interior

Appliances	Dryer, Microwave, Refrigerator, Stove
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Brick Veneer
Foundation	Poured Concrete

## Listing Details

Listing Office      Royal LePage Wolle Realty



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