

\$699,000 - 259 Lorraine Avenue, Kitchener

MLS® #40760078

\$699,000

3 Bedroom, 2.00 Bathroom, 2,125 sqft

Single Family on 0.00 Acres

224 - Heritage Park/Rosemount, Kitchener, Ontario

Welcome to 259 Lorraine Avenue, a bright and well-maintained 3-bedroom, 2-bathroom raised bungalow located in Kitchener's desirable Heritage Park neighborhood. Offering 1,220 sq ft above grade and over 2,100 sq ft of finished living space, this home delivers comfort, flexibility, and an unbeatable location. The open-concept main floor showcases a renovated eat-in kitchen with stainless steel appliances, seamlessly connected to a spacious living and dining area. A beautifully updated main bathroom with double vanity and three spacious bedrooms complete this level. The fully finished basement features a large rec room with a cozy gas fireplace, second full bathroom, and laundry area. Excellent potential for an in-law suite conversion thanks to its layout and separate entry option. Additional updates include a new HVAC system installed in February, along with a reverse osmosis water system and an ultra-violet air purification system; ensuring clean, healthy indoor air and water for your family. Outside, enjoy the fenced backyard filled with mature fruit trees, a deck for outdoor dining, and a handy storage shed. A 1-car garage and double-wide driveway offer parking for 3 vehicles. Located near Stanley Park Conservation Area, top-rated schools, Stanley Park Mall, public transit, and the Expressway, this home offers convenient access to parks, trails, shopping, downtown Kitchener, and the Region of Waterloo Airport. Don't miss this



move-in-ready home with future flexibility!
(id:6289)

Built in 1977

Essential Information

Listing #	40760078
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,125
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	259 Lorraine Avenue
Subdivision	224 - Heritage Park/Rosemount
City	Kitchener
Province	Ontario
Postal Code	N2B1W9

Amenities

Amenities	Airport, Park, Public Transit
Utilities	Cable, Natural Gas
Features	Paved driveway, Private Yard
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Microwave, Refrigerator, Stove, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior Brick Veneer, Vinyl siding

Listing Details

Listing Office SHAW REALTY GROUP INC.



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