

\$774,900 - 209b Inverhuron Crescent, Waterloo

MLS® #40764271

\$774,900

4 Bedroom, 2.00 Bathroom, 1,605 sqft

Single Family on 0.00 Acres

441 - Erbsville/Laurelwood, Waterloo, Ontario

One of a kind, custom built Bushfield home in sought after Conservation Meadows near the Laurel Creek Conversation Area, Stamm Woodlot trail system, and Transcontinental Trail. Ride your bicycle to St. Jacobs Market, golf Elmira, Grey Silo and Conestogo Lake. Two minutes to the outskirts of town for farmland, fresh produce, and Christmas tree lots! Location, location, location!! Easy access to Conestoga Expressway and light rail public transit at Weber and Northfield. Tons of retail amenities just the right distance away including Conestoga Mall, The Boardwalk, and Costco. Rim Park, Tech and Universities close by too. This home is situated on a well manicured, fully fenced and landscaped, oversized 132 foot deep lot with a wonderful outdoor living space, 16x15 foot deck and hot tub! Open concept main floor with awesome kitchen and pantry, dining area with walk out to deck, and powder room near the inside entry to garage. Large bedrooms including two with walk in closets and cheater ensuite for primary bedroom. Basement includes huge storage/utility room, a rec-room and fourth bedroom area. Shows really nicely, fresh and modern. Single owner since new! Well maintained, pride of ownership evident. Great curb appeal and charming front porch to help engage in this family friendly, community oriented neighbourhood. Dishwasher 2024, Microwave 2023, Hot Water heater 2024, shed and deck boards 2024, water softener 2024, furnace 2021. Move right in, flexible closing.



Newer hot tub, appliances, gazebo, shed and window coverings included. (id:6289)

Built in 1997

Essential Information

Listing #	40764271
Price	\$774,900
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	1,605
Acres	0.00
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	209b Inverhuron Crescent
Subdivision	441 - Erbsville/Laurelwood
City	Waterloo
Province	Ontario
Postal Code	N2V2H7

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Southern exposure, Conservation/green belt, Gazebo, Sump Pump, Automatic Garage Door Opener
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Satellite Dish, Stove, Water softener, Washer, Microwave Built-in, Window Coverings, Garage door opener, Hot Tub

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX REAL ESTATE CENTRE INC., BROKERAGE



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