

\$640,000 - 191 Allen Street E, Waterloo

MLS® #40764442

\$640,000

3 Bedroom, 1.00 Bathroom, 1,301 sqft

Single Family on 0.00 Acres

114 - Uptown Waterloo/North Ward, Waterloo, Ontario

Welcome to 191 Allen Street East, a charming brick bungalow in a prime Waterloo location. This well-maintained home offers 3 bedrooms on the main level—two with original hardwood flooring and a primary bedroom with hardwood preserved under the carpet. Like hidden treasure, original strip hardwood is also waiting to be revealed beneath the carpet in the living room. The freshly painted walls on the main level, finished in a neutral tone, complements any décor style. Thoughtful storage is built in, with three convenient hallway closets. The eat-in kitchen is equipped with a natural gas stove, vented range hood, and luxury vinyl tile flooring. A separate rear entrance, plus interior access from the garage, opens the door to in-law suite possibilities. Downstairs, the 25' x 12', freshly painted recreation room features the warmth of a gas fireplace—an inviting space that could easily be adapted into a combined living and bedroom area. The spacious 20' x 11' laundry and utility room provides plenty of flexibility, including potential for a second bathroom and kitchenette. Practical updates include a furnace and central air conditioning system installed in 2019, and all fixtures are owned—no rentals to worry about. The exterior offers low-maintenance living with a patio, privacy fencing, and a modest backyard that's perfect for relaxing rather than mowing. The extra-deep garage with automatic door opener and the durable



concrete driveway provide ample space for parking, storage, or a hobby/work area. Location is everything here—just minutes to Uptown Waterloo and the Expressway, and within walking distance to schools, groceries, banking, pharmacy, restaurants, and transit. Laurier, University of Waterloo, and Conestoga College are all easily reached by foot, bike, or bus, with two GRT stops only steps away. First-time buyers, investors, downsizers—this is a property with timeless features, versatile potential, and an unbeatable location. (id:6289)

Built in 1958

Essential Information

Listing #	40764442
Price	\$640,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,301
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	191 Allen Street E
Subdivision	114 - Uptown Waterloo/North Ward
City	Waterloo
Province	Ontario
Postal Code	N2J1J9

Amenities

Amenities	Airport, Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Schools, Shopping, Ski area
Features	Automatic Garage Door Opener
Parking Spaces	2

Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Refrigerator, Washer, Range - Gas, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
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Listing Details

Listing Office	RE/MAX SOLID GOLD REALTY (II) LTD.
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