

\$789,900 - 172 Elgin Crescent, Waterloo

MLS® #40765183

\$789,900

5 Bedroom, 2.00 Bathroom, 2,266 sqft

Single Family on 0.00 Acres

116 - Glenridge/Lincoln Heights, Waterloo, Ontario

Live Upstairs, Rent Out the Lower Level – Licensed Dwelling with Walkout Basement in Prime Waterloo Location Upper level vacant – turnkey investment opportunity or ideal mortgage helper! This outstanding LICENSED 2-unit brick bungalow with loft and walkout basement is just steps to Uptown Waterloo, WLU, University of Waterloo, Conestoga College, shopping, and the LRT. Perfect for investors, multi-generational families, or parents seeking student housing. The main level offers a bright, functional layout with two bedrooms plus a loft bedroom, an eat-in kitchen with updated counters and faucet (2022), living room, and a 3-piece bath. Hardwood floors in the bedrooms, fresh paint, vinyl plank flooring in the living room and hallway, and a charming enclosed front porch add warmth and character. The fully finished walkout lower level, renovated in 2017, features large windows, a private entrance, a spacious family room with direct access to a covered patio, two bedrooms, a 4-piece bathroom, and a stylish second kitchen. The lower unit also includes a large utility room, laundry with full-size stackable washer/dryer (2020), cold cellar, and plenty of storage. Upgrades & Features: 50-year steel roof, furnace (2022) main floor fridge (2024), Vinyl plank flooring (2019), basement windows (2018/2019), water softener (2019) Eavestroughs & garage door (2020) Custom window blinds in basement



(2022) The deep, fully fenced backyard includes a 9â€™™ x 12â€™™ shedâ€™™perfect for extra storage or creative future use. With a valid Waterloo rental license, this home is move-in or rent-out ready, offering excellent income potential in one of the regionâ€™™s most sought-after locations.This one checks all the boxesâ€™™donâ€™™t miss your chance to own a versatile, income-generating property in Uptown Waterloo. The extra income covers a \$335,000 mortgage Great opportunity for home ownership . (id:6289)

Built in 1961

Essential Information

Listing #	40765183
Price	\$789,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,266
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	172 Elgin Crescent
Subdivision	116 - Glenridge/Lincoln Heights
City	Waterloo
Province	Ontario
Postal Code	N2J2S6

Amenities

Amenities	Public Transit, Schools
Features	Paved driveway
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer
Foundation	Poured Concrete

Listing Details

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



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