

\$638,000 - 49 Woodland Avenue, Kitchener

MLS® #40772598

\$638,000

3 Bedroom, 2.00 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

311 - Downtown/Rockway/S. Ward, Kitchener, Ontario

Welcome to this solid 3-bed 2-bath brick home perfectly situated on an extra-large lot on a quiet, tree-lined street in the heart of Kitchener. The main floor features an updated open-concept layout with a spacious kitchen, newer flooring, and plenty of natural light ideal for everyday living. A versatile main-floor bedroom doubles perfectly as a home office, alongside a beautifully updated family bath. Upstairs, you'll find two generous bedrooms offering comfort and charm. The fully finished basement adds even more living space plus a second bathroom – perfect for guests or family movie nights. Step outside to your backyard oasis – a private, expansive space. Whether you love to garden, entertain, or simply relax, there's room for it all. A single detached garage and two additional sheds provide ample storage for tools, hobbies, and outdoor gear. This move-in-ready home offers incredible value in a prime location with easy access to highways, downtown Kitchener plus Uptown Waterloo. Enjoy being just a short walk to the Iron Horse Trail, local pickleball courts, soccer fields, and the community pool. An affordable, move-in-ready gem in one of Kitchener's most desirable neighbourhoods – don't miss it! (id:6289)

Built in 1950

Essential Information



Listing #	40772598
Price	\$638,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Freehold

Community Information

Address	49 Woodland Avenue
Subdivision	311 - Downtown/Rockway/S. Ward
City	Kitchener
Province	Ontario
Postal Code	N2M3G8

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Playground, Public Transit, Schools
Features	Paved driveway
Parking Spaces	4
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Microwave, Refrigerator, Stove, Water softener, Hood Fan
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	Forest Hill Real Estate Inc. Brokerage
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