

\$795,000 - 45 Samuel Street, Kitchener

MLS® #40774236

\$795,000

4 Bedroom, 4.00 Bathroom, 1,788 sqft

Single Family on 0.00 Acres

212 - Downtown Kitchener/East Ward,
Kitchener, Ontario

Welcome to this beautifully updated 2.5-storey century home, where timeless character meets modern comfort. Nestled on a quiet, tree-lined street in Kitchener's sought-after East Ward, this home offers a walkable lifestyle close to parks, schools, and everyday amenities. Step onto the spacious covered front porch and inside to find original charm throughout—crown moulding, high baseboards, bay windows, and stained glass—balanced by thoughtful updates. The renovated kitchen features granite countertops and heated floors, while the updated 3-piece bathroom also includes heated floors for year-round comfort. Designed with flexibility in mind, this home is ideal for your growing family or multigenerational living, offering a second kitchen with Quartz counters, a primary bedroom with 4-piece ensuite bath with heated floors and W/I closet, 2 additional bedrooms plus a 2-piece bath and a private balcony retreat. The finished third floor adds even more living space with room for a family room and bedroom. The finished basement expands your living options with a cozy rec room featuring a gas fireplace, a laundry/utility room, and two additional rooms perfect for storage or hobbies. Outside, the fenced backyard is a private oasis complete with a new 12'x20' garage (2024) and parking for four additional vehicles. Notable updates include: furnace, windows, doors & electrical panel (2013); steel roof with 50-year warranty



(2019); Owned Water Heater (2024); plus the attic has been fully insulated with spray foam, newer soffits, fascia & fencing. Virtual Staging of a few rooms. nThis is a rare opportunity to own a versatile, character-filled home in one of Kitchenerâ€™s most desirable neighborhoods! (id:6289)

Built in 1913

Essential Information

Listing #	40774236
Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Square Footage	1,788
Acres	0.00
Year Built	1913
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	45 Samuel Street
Subdivision	212 - Downtown Kitchener/East Ward
City	Kitchener
Province	Ontario
Postal Code	N2H1P2

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway, Sump Pump, Automatic Garage Door Opener
Parking Spaces	5
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Gas stove(s), Hood Fan, Window Coverings, Garage door opener
Heating	Baseboard heaters, In Floor Heating, Hot water radiator heat
Cooling	Ductless
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC., BROKERAGE



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Listing information last updated on October 14th, 2025 at 2:16am PDT