

\$700,000 - 54 Tanglewood Avenue, Kitchener

MLS® #40775314

\$700,000

4 Bedroom, 2.00 Bathroom, 2,071 sqft

Single Family on 0.00 Acres

224 - Heritage Park/Rosemount, Kitchener, Ontario

Meticulously cared-for bungalow in the heart of the desirable Rosemount neighbourhood, featuring California shutters throughout, a Trex deck, six appliances, and an interlocking driveway. This charming mid-century home has been lovingly maintained by only one family and it shows. The exterior features a carport for covered parking and spectacular, mature gardens. The backyard offers a tranquil retreat, perfect for outdoor entertaining. Inside, you'll find a functional layout allowing for privacy and controlled natural light with California shutters. The main level offers a spacious living room, a bright kitchen, and 3 comfortable bedrooms. The 3rd bedroom, currently being used as a den, features sliding doors with floor-to-ceiling California shutters, that open directly to the Trex deck, creating a seamless indoor-outdoor flow. The home comes equipped with all the essentials you need, including a water softener, central air, and a central vacuum system. The fully finished basement boasts a convenient side entrance, and a 4th bedroom. The large, cozy rec room features a fireplace and cedar paneled walls, making the entire space perfect for an expanding family, in-law suite, home office, gym, and more. This charming bungalow is ideally situated in the Rosemount neighbourhood, just steps from the scenic trails and natural beauty of Stanley Park Conservation Area. Enjoy convenient access to shopping and dining along Victoria Street,



as well as Zehrs, Canadian Tire, and more at Stanley Park Mall. Commuting is a breeze with quick access to Highway 85 and the 401. Experience nearby concerts and sporting events at the Kitchener Aud, connect with the community at the Stanley Park Community Centre, and take advantage of excellent local schools, playgrounds, and recreational amenities nearby. This home truly has everything you need right at your doorstep!
(id:6289)

Built in 1961

Essential Information

Listing #	40775314
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,071
Acres	0.00
Year Built	1961
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	54 Tanglewood Avenue
Subdivision	224 - Heritage Park/Rosemount
City	Kitchener
Province	Ontario
Postal Code	N2B1S4

Amenities

Amenities	Playground, Public Transit, Schools, Shopping
Parking Spaces	2
Parking	Carport
# of Garages	1

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Water softener, Washer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Foundation	Poured Concrete

Listing Details

Listing Office Keller Williams Innovation Realty



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