

\$780,000 - 440 Manchester Road, Kitchener

MLS® #40777508

\$780,000

3 Bedroom, 2.00 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

224 - Heritage Park/Rosemount, Kitchener, Ontario

Highly sought-after Manchester Road! Here's your opportunity to own a home in this desirable neighbourhood. The first thing you'll notice is the large resurfaced driveway (2018), offering plenty of parking. The single-car garage has been converted into additional living space—perfect for storage, a home office, or hobby room—but can easily be returned to a garage if desired. This charming 3-bedroom, 1.5-bath side-split looks onto greenspace with a playground nearby. Bright windows fill the home with natural light, while the renovated kitchen is a true highlight, featuring large window overlooking the tiered, private backyard. Enjoy entertaining outdoors with the updated composite deck, complete with pergola and privacy. Upstairs, you'll find three generous bedrooms and a beautifully updated main bath (2021). The cozy family room is anchored by a fieldstone fireplace, now converted to gas for comfort and convenience. The lower level offers a workshop area and a well-placed laundry room. All this in a fantastic location close to shopping, schools, the expressway, and so much more. (id:6289)

Built in 1957

Essential Information

Listing # 40777508

Price \$780,000



Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,661
Acres	0.00
Year Built	1957
Type	Single Family
Sub-Type	Freehold

Community Information

Address	440 Manchester Road
Subdivision	224 - Heritage Park/Rosemount
City	Kitchener
Province	Ontario
Postal Code	N2B1A5

Amenities

Amenities	Airport, Hospital, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Conservation/green belt, Paved driveway, Private Yard
Parking Spaces	6

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan, Window Coverings
Heating	Natural gas Hot water radiator heat, Radiant heat, Heat Pump
Cooling	Ductless, Wall unit
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick, Other
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Peak Realty Ltd.
----------------	------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 3:16pm PDT