

\$638,000 - 206 Royal Street, Waterloo

MLS® #40777790

\$638,000

3 Bedroom, 2.00 Bathroom, 2,084 sqft

Single Family on 0.00 Acres

116 - Glenridge/Lincoln Heights, Waterloo, Ontario

Welcome to this solid, well-loved bungalow nestled on an extra-large, private treed lot in one of Waterloo's most sought-after neighbourhoods. Owned by the same family for 40 years, this home has been carefully maintained and is ready for its next owners to make it their own. Step inside to find a bright eat-in kitchen with convenient access to the attached garage. The spacious main floor features a large living room with wood floors, a dining room that could easily be converted back to a third bedroom or home office, a generous family bath, and two bedrooms, including an extra-large primary bedroom overlooking the peaceful backyard. The lower level offers even more living space with a cozy rec room and a third bedroom, perfect for guests or extended family. You'll also love the tandem double-car attached garage—ideal for parking, hobbies, or a workshop setup. Step outside, and you'll feel like you've discovered your own secret garden—a private, tree-filled oasis perfect for relaxing or entertaining. Notable updates include newer windows, adding to the home's comfort and efficiency. Situated in a prime Waterloo location, this home offers easy access to highways, shopping, and amenities, just a short drive to Uptown Waterloo, Conestoga Mall, and both University of Waterloo and Wilfrid Laurier University. You'll also love being close to Breithaupt Park, with its walking trails, recreation centre,



and beautiful green space. Solid home, incredible lot, and an unbeatable locationâ€”a rare opportunity to make this cherished property your own. (id:6289)

Built in 1958

Essential Information

Listing #	40777790
Price	\$638,000
Bedrooms	3
Bathrooms	2.00
Square Footage	2,084
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	206 Royal Street
Subdivision	116 - Glenridge/Lincoln Heights
City	Waterloo
Province	Ontario
Postal Code	N2J2H9

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

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

Exterior

Exterior	Brick, Stone
Foundation	Poured Concrete

Listing Details

Listing Office Forest Hill Real Estate Inc. Brokerage



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