

\$799,900 - 88 Glen Lake Crescent, Kitchener

MLS® #40777941

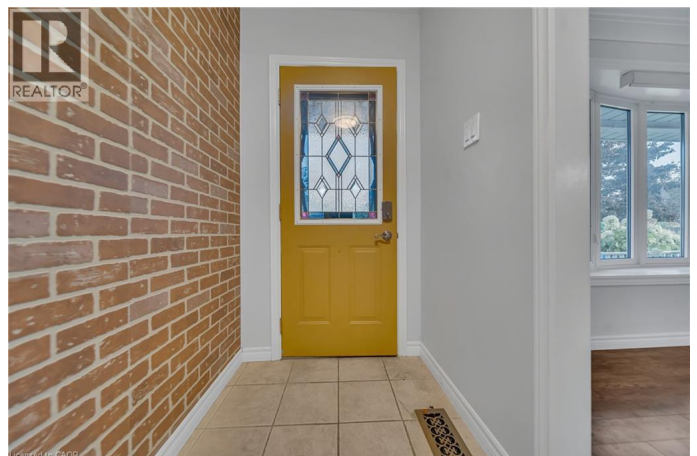
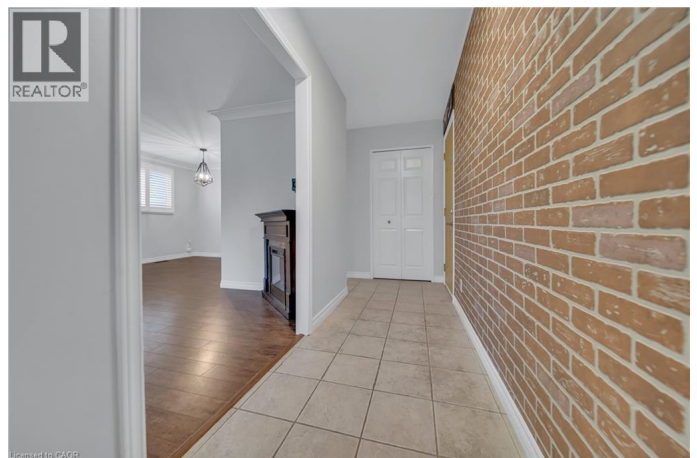
\$799,900

5 Bedroom, 2.00 Bathroom, 2,239 sqft

Multi-family on 0.00 Acres

337 - Forest Heights, Kitchener, Ontario

Welcome to 88 Glen Lake Crescent, Kitchener: A Stunning Legal Duplex Bungalow with a Backyard Oasis, Perfectly situated in a sought-after, family-friendly neighbourhood, this residence offers a rare combination of income potential and resort-style living. The home welcomes you with a bright, open-concept design with a carpet-free interior showcasing a spacious living and dining areas, bathed in natural light through a charming bay window, enhanced by California shutters and modern lighting fixtures. The kitchen features classic solid wood cabinetry paired with contemporary hardware and ample storage. 3 generous bedrooms, each designed with comfort in mind, while your own laundry at main level. The fully finished legal basement duplex with a separate private entrance is perfect for extended family, guests or rental income. If desired, direct access from the main kitchen area can easily be added. This newly finished, never-lived-in lower level boasts 2 spacious bedrooms, 3pc bathroom, a Recreation room, all brightened by full-sized egress windows, A second kitchen with brand-new SS Appliances and separate laundry. Step outside to your own backyard paradise: The expansive 45' x 174' lot offers 18' x 36' in-ground pool, surrounded by premium rubbercrete finishing (2021), a new pool liner (2022) and a sun-drenched wooden deck perfect for lounging. The pool has been professionally opened, closed each season, with regular



pump operation, chemical upkeep to maintain water quality, The seller has not personally used it, so cannot guarantee its functionality. Additional highlights include a single-car garage with a new epoxy-coated floor and a double-wide asphalt driveway (2022). Location is ideal, as this home is close to top-rated schools, shopping, public transit, parks and trails. Whether youâ€™re seeking a dream home with a resort-style backyard or a smart investment property with income potential, this delivers it all. Donâ€™t miss your chance, schedule your showing today. (id:6289)

Built in 1971

Essential Information

Listing #	40777941
Price	\$799,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,239
Acres	0.00
Year Built	1971
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	88 Glen Lake Crescent
Subdivision	337 - Forest Heights
City	Kitchener
Province	Ontario
Postal Code	N2N1C5

Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping
Features	Ravine, Paved driveway, Gazebo, Automatic Garage Door Opener
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Water softener, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Twin City Realty Inc.
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