

\$875,000 - 36 Blackfriars Place, Kitchener

MLS® #40779360

\$875,000

3 Bedroom, 2.00 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

232 - Idlewood/Lackner Woods, Kitchener, Ontario

Welcome to 36 Blackfriars Place, where the quiet rhythm of family life meets the convenience of city living. Tucked on a peaceful cul-de-sac in the sought-after Idlewood neighbourhood, this 3 bedroom, 2 bathroom sidesplit has been loved and cared for, and it shows the moment you walk through the door. The main floor feels warm and welcoming with natural light, updated flooring and a cozy fireplace that invites the family to gather after a busy day. The kitchen is bright and functional, designed for weekday breakfasts and weekend baking marathons. Upstairs, the bedrooms offer comfortable retreats for everyone, while the finished lower level provides flexible space for movie nights, homework sessions, or a home office that actually gets used. Outside, the private backyard is ready for every season. From crisp fall evenings around the fire to summer afternoons by the pool when the time comes. The mature trees, quiet street, and sense of community make this a place where kids can ride bikes, neighbours wave hello, and memories come easily. With major updates already complete and schools, parks, trails, and shopping just minutes away, this home offers the kind of lifestyle families dream about... easy, welcoming, and full of possibility. (id:6289)

Built in 1968



Essential Information

Listing #	40779360
Price	\$875,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,582
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Freehold

Community Information

Address	36 Blackfriars Place
Subdivision	232 - Idlewood/Lackner Woods
City	Kitchener
Province	Ontario
Postal Code	N2A1M5

Amenities

Amenities	Golf Nearby, Place of Worship, Playground, Schools, Shopping, Ski area
Utilities	Cable, Electricity, Natural Gas
Features	Cul-de-sac, Paved driveway, Automatic Garage Door Opener
Parking Spaces	5
Parking	Attached Garage
# of Garages	1
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty (Team Branch)



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