

\$674,888 - 179 Traynor Avenue, Kitchener

MLS® #40780860

\$674,888

5 Bedroom, 2.00 Bathroom, 1,808 sqft

Single Family on 0.00 Acres

327 - Fairview/Kingsdale, Kitchener, Ontario

Discover the PERFECT BLEND OF MODERN COMFORT and incredible potential in this beautifully renovated 3+2 bed, 2 bath semi-detached home, nestled in the highly sought-after Fairview & Kingsdale neighbourhood. Step inside to a BRIGHT LIVING ROOM, FLOODED WITH NATURAL LIGHT, and appreciate the newer flooring that flows throughout the main floor and upstairs bathroom. The heart of the home is the stunning, brand-new kitchen, featuring white shaker soft-close cabinetry, elegant QUARTZ COUNTERTOPS & BACKSPLASH, a stainless kitchen appliance package, and space for a dining area. An enclosed sunroom leads to your PRIVATE BACKYARD RETREAT, perfect for family fun and relaxation. Upstairs, three spacious bedrooms and a fully renovated 4pc bathroom await. The BASEMENT UNLOCKS IMMENSE VALUE with a separate 2-bedroom, 3pc bathroom suite and laundry facilities—ideal for multi-family living or a superb investment opportunity. WITH CRUCIAL UPDATES INCLUDING A NEW ROOF (2024), windows (2019), kitchen, bathrooms, and flooring (2025), this move-in-ready home also boasts a long driveway parking for three. Positioned within the vibrant MTSA (Major Transit Station Area) planned to accommodate higher-density, MIXED-USE DEVELOPMENT to create transit-supportive, walkable neighbourhoods so a great opportunity for this home. You're just steps from Fairview Park Mall, the LRT



transit hub, Highway 401, and beautiful parks.
Don't miss this rare chance to own a versatile
property in a dynamic, walkable community
poised for future growth. (id:6289)

Built in 1969

Essential Information

Listing #	40780860
Price	\$674,888
Bedrooms	5
Bathrooms	2.00
Square Footage	1,808
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	179 Traynor Avenue
Subdivision	327 - Fairview/Kingsdale
City	Kitchener
Province	Ontario
Postal Code	N2C1W4

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Paved driveway
Parking Spaces	3
Parking	None

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Aluminum siding, Brick
Foundation Block

Listing Details

Listing Office Royal LePage Wolle Realty



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