

\$600,000 - 89 Woolwich Street Unit# 12, Waterloo

MLS® #40781241

\$600,000

3 Bedroom, 3.00 Bathroom, 1,532 sqft

Single Family on 0.00 Acres

120 - Lexington/Lincoln Village, Waterloo, Ontario

Welcome to Unit 12 at 89 Woolwich Street, Waterloo – a rare end-unit condo townhome that feels more like a semi, offering comfort, convenience, and excellent value. With 3 bedrooms and 2.5 baths, including the uncommon benefit of an ensuite bath at this price point, this home is ideal for families, professionals, or downsizers seeking both space and practicality. The main floor features a warm and inviting living and dining area with hardwood flooring, with the dining room offering a walk-out to a quiet patio overlooking trees and no rear neighbours. The location is complemented by the unbeatable convenience of nearby amenities, just minutes away from a grocery store, restaurants, a pharmacy, dentist, vet clinic, Tim Hortons, gas stations, and pet supply store. Upstairs, the spacious primary bedroom with ensuite is joined by two additional bedrooms with built-in fold-down desks, and another full bath. Elegant California shutters for privacy and light control, plus energy efficiency. The finished lower level adds even more possibilities, featuring a Rec Room, sauna, laundry area with a washer and dryer replaced in 2023, and a rough-in for a fourth bathroom. Practical updates and features include a garage with a 40-amp EV charger, an owned water softener, R.O. water filtration for the fridge, newer energy-efficient windows replaced within the past two years, and visitor parking for guests. Condo fees remain reasonable and cover lawn care and



snow removal, including the unit's driveway and walkway. This well-managed, family-friendly complex enjoys a prime location close to Bechtel Park's trails, ball diamond, and dog park, with the scenic Grand River also nearby for canoeing, kayaking, and fishing. Public transit is easily accessible with several bus stops only a four-minute walk away. Quick access to the Expressway. Seller will credit the Buyer the equivalent of 6 months condo fees upon closing! Offers welcome anytime. (id:6289)

Built in 1990

Essential Information

Listing #	40781241
Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,532
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Condominium
Style	2 Level

Community Information

Address	89 Woolwich Street Unit# 12
Subdivision	120 - Lexington/Lincoln Village
City	Waterloo
Province	Ontario
Postal Code	N2K1S5

Amenities

Amenities	Airport, Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Schools, Shopping, Ski area
Features	Southern exposure, Paved driveway, Automatic Garage Door Opener, Private Yard

Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Sauna, Stove, Water softener, Washer, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Listing Details

Listing Office	RE/MAX SOLID GOLD REALTY (II) LTD.
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