

\$749,000 - 776 Paris Boulevard, Waterloo

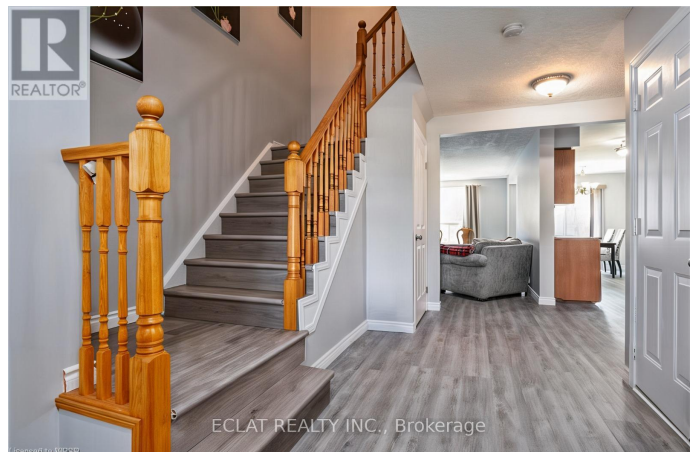
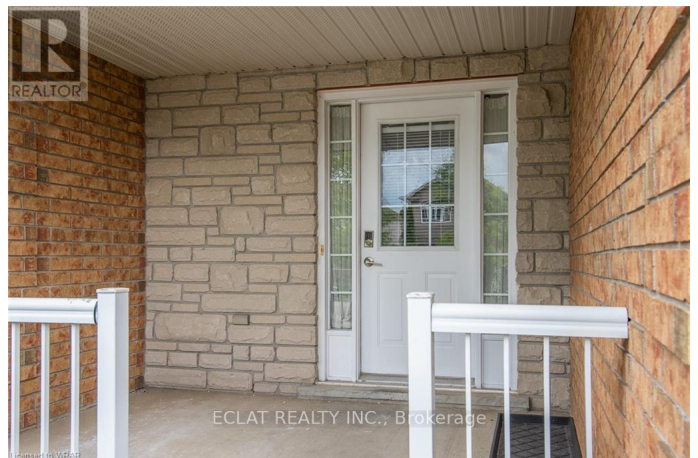
MLS® #X12329418

\$749,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Waterloo, Ontario

DONT MISS THIS. LOCATION, LOCATION, LOCATION. CLOSE TO ALL ESSENTIAL AMENITIES, PUBLIC TRANSPORT, FREEHOLD. NO CONDO FEES, NO RENTAL ITEMS. This FREEHOLD, UPGRADED, CARPET FREE, ENGINEERED FLOORING and port light filled 3+1 bedroom , 2 (4piece) bathrooms, 2 extra washrooms, finished basement townhome is located in a great, quiet family oriented neighborhood. It is close to COSTCO, BEER STORE, CANADIAN TIRE, BANKS, PHARMACY, STARBUCKS, SCHOOLS, PLUS many other famous brand stores and restaurants along one of the largest and famous shopping areas along IRA NEEDLES BLVD. It's MINUTES away from UNIVERSITY of WATERLOO AND WILFRED LAURIER UNIVERSITIES. CONESTOGA COLLEGE UNIVERSITY CAMPUS is also minutes away. Access to 401 Highway is very easy. The famous, tourist ST JACOB'S FARMERS MARKET is also under 12 min. drive. The huge master bedroom comes with a 4piece ensuite bathroom and a walk-in closet. The 2 secondary rooms are generous sized rooms with one closet each and sharing another 4piece bathroom. Stainless-steel kitchen appliance come included with the home. A bright, practical kitchen comes with ample storage and counter space. A walk-out from the dinette leads to the backyard through the sliders. The Living room is spacious with lots of bright natural light. The basement is all finished, with a 2piece washroom and



spacious with a laundry room and utility rooms located off of it. More storage space is also available. Washer and drier are also included. 2025 UPGRADES include NEW ROOF, NEW WINDOWS, NEW FRIDGE. Other upgrades includes new paint all over, over 45 port lights, stair casing redone, new ceilings etc. More beautiful than the picture tells. VTB of \$100,000 available, terms and conditions apply. (id:6289)

Essential Information

Listing #	X12329418
Price	\$749,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	776 Paris Boulevard
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2T2Y1

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), All, Dryer, Microwave, Stove, Water Heater, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Stucco
Exterior Features	Landscaped
Lot Description	21.7 x 99.7 FT 1/2 - 1.99 acres
Foundation	Concrete

Listing Details

Listing Office ECLAT REALTY INC.



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Listing information last updated on October 28th, 2025 at 12:01am PDT