

\$749,900 - 854 Guelph Street, Kitchener

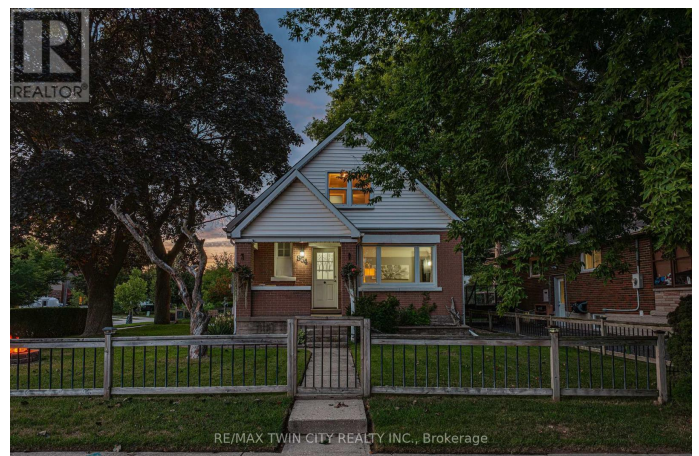
MLS® #X12368909

\$749,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

854 Guelph Street-A Rare Live, Work & Invest Opportunity in Kitcheners North Ward: A property like this doesn't come along often. Truly one-of-a-kind, it combines residential charm w/ exceptional versatility, perfect for families, multi-generational living, hobbyists, or investors seeking serious income & flexibility. W/ multiple separate living spaces, a fully finished in-law suite, & a massive, heated garage/workshop that could even be explored as a future 3rd dwelling (R-5 zoning), this home is truly unlike anything else on the market. Offering over 2,100 SF of living space, the main house features 3+1 bedrms & 2 full bathrms. The bright, modernized main flr includes a welcoming living rm, separate dining area, & an updated kitchen w/ premium appliances, ample cabinetry, & functional layout. A main-flr bedrm provides flexibility as a guest rm, home office, or den, alongside a 3-pc bath. Upstairs, 2 spacious bedrms (including a charming primary) complete the layout. The finished lower level, w/ private entrance, is ideal as an in-law suite/mortgage helper. Complete w/ its own kitchen, bedrm, 4-pc bath, laundry, & living area, it offers independent living, while still easily reconnected to the main home if desired. A true highlight-the detached 29 x 34 heated workshop/garage, featuring 10 ceilings, 100-amp panel, 2-pc bath, laundry, & space for up to 8 vehicles. W/ endless potential, its a dream setup for car enthusiasts, woodworkers, welders, or artists/creatives, or could be



reimagined as a home gym, office, studio, or future garden suite/3rd dwelling unit. Set on a mature corner lot, w/ a 4-car driveway (parking for 12), oversized back deck, & lush green spaces. Unbeatable location-steps to Guelph Street Park, schools, & just mins to Hwy 85, the GO Station, Uptown Waterloo & Downtown Kitchener. A rare opportunity to own one of North Wards most versatile properties, ideal for families, multi-generational living, income potential, or a live/work lifestyle! (id:6289)

Essential Information

Listing #	X12368909
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	854 Guelph Street
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2H5Z5

Amenities

Amenities	Hospital, Park, Public Transit, Place of Worship, Schools
Features	In-Law Suite
Parking Spaces	12
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Window Coverings,
------------	--

	Refrigerator
Heating	Natural gas Forced air
# of Stories	2
Basement	Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	54 x 112.4 FT ; 53.68 x 112.35 x 54.09 x 118.99 under 1/2 acre
Foundation	Unknown

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 12:42am PDT