

\$629,900 - 473 Victoria Avenue S, Kitchener

MLS® #X12404049

\$629,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Discover the perfect blend of modern comfort and timeless charm at 473 Victoria Rd S, Kitchener, ON. A beautifully updated 3-bedroom, 2-bathroom detached home, tailor-made for first-time buyers or young families seeking an exceptional starter home in a vibrant, central location. Nestled just a 20-minute walk from the trendy Belmont Village and Kitchener's dynamic downtown core, this home offers a bright, open-concept main floor with a sleek kitchen boasting quartz countertops, stainless steel appliances (fridge 2022, stove, dishwasher, overhead fan), and a spacious formal dining room—a rare gem for homes of this style. The finished basement, complete with a second full bathroom featuring an enclosed shower and plumbing roughed-in for a kitchen or wet bar with a convenient side entrance, provides versatile space for a recreation room, home gym, or future in-law suite. The private backyard, backing directly onto Belmont Park with its family-friendly playground and tennis courts, ensures no rear neighbors and features a newly built deck and fence (2023) for seamless outdoor entertaining. Recent upgrades, including a 2022 furnace, dryer, washer, energy-efficient basement windows, and new eavestroughs (2024 with warranty), deliver modern efficiency and peace of mind. With parking for 4+ vehicles, including a detached garage, and just minutes from the scenic Victoria Park, bustling Kitchener Market, and the convenient ION Light Rail, this move-in-ready home



perfectly balances urban walkability with serene, private living in the heart of Kitcheners thriving community. (id:6289)

Essential Information

Listing #	X12404049
Price	\$629,900
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	473 Victoria Avenue S
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2M3A6

Amenities

Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	40 x 120 FT
Foundation	Concrete

Listing Details

Listing Office

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