

\$795,000 - 45 Samuel Street, Kitchener

MLS® #X12442751

\$795,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Welcome to this beautifully updated 2.5-storey century home, where timeless character meets modern comfort. Nestled on a quiet, tree-lined street in Kitchener's sought-after East Ward, this home offers a walkable lifestyle close to parks, schools, and everyday amenities. Step onto the spacious covered front porch and inside to find original charm throughout: crown moulding, high baseboards, bay windows, and stained glass - balanced by thoughtful updates. The renovated kitchen features granite countertops and heated floors, while the updated 3-piece bathroom also includes heated floors for year-round comfort. Designed with flexibility in mind, this home is ideal for your growing family or multigenerational living, offering a second kitchen with Quartz counters, a primary bedroom with a 4-piece ensuite bath with heated floors and W/I Closet, 2 additional bedrooms plus a 2-piece bath and a private balcony retreat. The finished third floor adds even more living space with room for a family room and bedroom. The finished basement expands your living options with a cozy rec room featuring a gas fireplace, a laundry/utility room, and two additional rooms perfect for storage or hobbies. Outside, the fenced backyard is a private oasis complete with a new 12'x20' garage (2024) and parking for 4 additional vehicles. Notable updates include: furnace, windows, doors & electrical panel (2013); steel roof with 50-year warranty (2019); Owned Water Heater (2024) the attic has been fully insulated with spray foam,



newer soffits, fascia & fencing. This is a rare opportunity to own a versatile, character-filled home in one of Kitchener's most desirable neighborhoods! (id:6289)

Essential Information

Listing #	X12442751
Price	\$795,000
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Samuel Street
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2H1P2

Amenities

Amenities	Hospital, Park, Place of Worship, Schools, Fireplace(s)
Features	Sump Pump
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water softener, Water purifier, Dishwasher, Dryer, Garage door opener, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Hot water radiator heat
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick

Lot Description 45.3 x 90 FT ; 90.15fx36.5ftx20.03fx9.34fx70.43fx45.40f|under 1/2 acre

Foundation Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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