

\$799,000 - 56 Helene Crescent, Waterloo

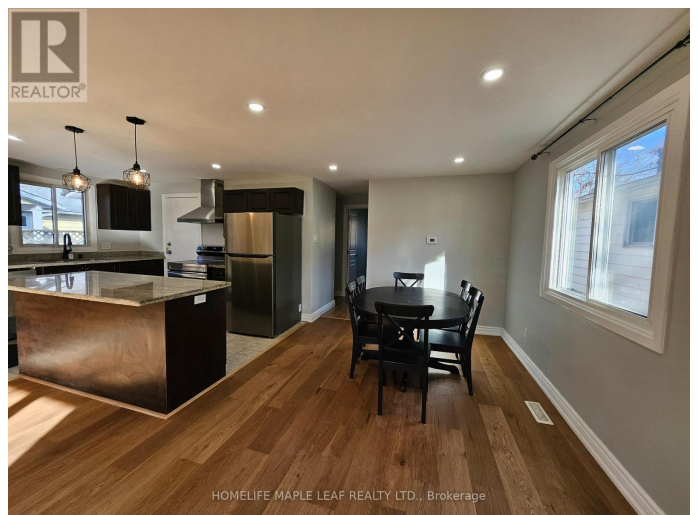
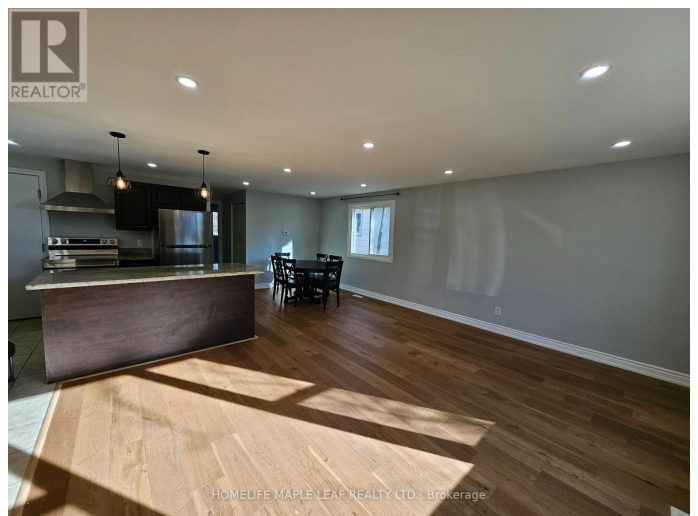
MLS® #X12443012

\$799,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Waterloo, Ontario

Move in ready & turnkey investment property. Fully renovated & freshly painted DUPLEX Bungalow in Waterloo's Prime Beechwood and University area. It can be a Multi Generational Home or a MORTGAGE HELPER or for INVESTMENT/Student Rental. Both units carry Rental Licenses from the City of Waterloo. The entire property has been impeccably maintained and updated. Discover tranquility in an Ideal family neighbourhood. Situated on a peaceful crescent, 3 +2 bedrooms, 2 baths. Conveniently Located Close To Public Transit, Shopping And Restaurants. The Main Level Of This Home Offers A Large Sun-filled Living Room With Picture Window Overlooking The Front Yard, a Kitchen With Stainless Steel Range Hood And Granite Countertops & versatile Breakfast island. The adjacent dining area offers a cozy spot for family meals. Three bright and airy Bedrooms on main level & Four Piece Bath, a Dedicated Dining Area And Stacked Washer And Dryer. What sets this home apart is the Lower Level which is a Great Income Earner/ Legal Duplex offering unparalleled flexibility and privacy. Whether it's accommodating aging parents, hosting extended family visits, hosting your very own AIRBNB, or generating rental income, this self-contained unit caters to various lifestyle needs. The Lower Level Is Equipped With a Separate Laundry, Two Bedrooms, A Three Piece Bath And A Kitchen/Living Area With A Large Window Allowing Lots Of Natural Light. The Oversize



Backyard Contains A Shed And Garden Beds.
The Metal Roof And Eavestroughs Were
Added In 2019. The Stove, Refrigerator &
Dishwasher on the Main Level are brand new
& never used; New Furnace Dec 2023 w 10
year limited warranty. Located a short 4 minute
walk to Keatsway Public school; Close to
amenities to enhance your lifestyle with nearby
recreational and leisure opportunities.
****EXTRAS**** The home is situated minutes
away from the University of Waterloo, Laurier
Univ. & Conestoga College making it an ideal
investment for families & end users alike.
(id:6289)

Essential Information

Listing #	X12443012
Price	\$799,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	56 Helene Crescent
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2L5E5

Amenities

Utilities	Electricity, Sewer
Features	Carpet Free
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dryer, Microwave, Two stoves, Two Washers, Water softener, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Lot Description	42 x 100 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office HOMELIFE MAPLE LEAF REALTY LTD.



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