

# \$875,000 - 36 Blackfriars Place, Kitchener

MLS® #X12466989

**\$875,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 33.60 Acres

N/A, Kitchener, Ontario

Welcome to 36 Blackfriars Place, where the quiet rhythm of family life meets the convenience of city living. Tucked on a peaceful cul-de-sac in the sought-after Idlewood neighbourhood, this 3 bedroom, 2 bathroom sidesplit has been loved and cared for, and it shows the moment you walk through the door. The main floor feels warm and welcoming with natural light, updated flooring and a cozy fireplace that invites the family to gather after a busy day. The kitchen is bright and functional, designed for weekday breakfasts and weekend baking marathons. Upstairs, the bedrooms offer comfortable retreats for everyone, while the finished lower level provides flexible space for movie nights, homework sessions, or a home office that actually gets used. Outside, the private backyard is ready for every season. From crisp fall evenings around the fire to summer afternoons by the pool when the time comes. The mature trees, quiet street, and sense of community make this a place where kids can ride bikes, neighbours wave hello, and memories come easily. With major updates already complete and schools, parks, trails, and shopping just minutes away, this home offers the kind of lifestyle families dream about... easy, welcoming, and full of possibility. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12466989     |
| Price     | \$875,000     |
| Bedrooms  | 3             |
| Bathrooms | 2.00          |
| Acres     | 33.60         |
| Type      | Single Family |
| Sub-Type  | Freehold      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 36 Blackfriars Place |
| Subdivision | N/A                  |
| City        | Kitchener            |
| Province    | Ontario              |
| Postal Code | N2A1M5               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Features       | Lighting, Carpet Free   |
| Parking Spaces | 5                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |
| Has Pool       | Yes                     |
| Pool           | Indoor pool             |

### Interior

|                 |                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Water softener, Water meter, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                |
| Cooling         | Central air conditioning                                                                                                              |
| Fireplace       | Yes                                                                                                                                   |
| # of Fireplaces | 2                                                                                                                                     |
| Has Basement    | Yes                                                                                                                                   |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Brick           |
| Foundation | Poured Concrete |

### Listing Details

Listing Office

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