

\$2,300,000 - 284 Union Boulevard, Kitchener

MLS® #X12471039

\$2,300,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

"Timeless Old Westmount Charm" Welcome to 284 Union Boulevard, a stunning home on a 100' x 160' lot-just over one-third of an acre-nestled on one of Old Westmount's most picturesque tree-lined streets. Offering over 3,000 sq. ft. of beautifully updated living space, this residence blends mid-century architecture with elegant, modern finishes. Old Westmount is among Kitchener-Waterloo's most coveted neighbourhoods-defined by mature trees, character homes, and walkable access to Westmount Golf & Country Club, Belmont Village, the LRT, and Uptown Waterloo. Inside, expansive corner windows fill every room with natural light and serene views of the landscaped, completely fenced-in yard. The living room overlooks lush gardens, while the family room opens to a spacious patio-perfect for entertaining or quiet evenings outdoors. In 2020, the primary suite and ensuite were fully renovated with custom cabinetry, Kohler fixtures, and in-floor heating. The lower level was redesigned with a wet bar, walk-in shower, and in-floor heat. The home features beautiful engineered hardwood floors (throughout most of the main floor) and modern vinyl plank on the upper level & lower level, complemented by custom built-ins in the office, dining room, and front hall. Outdoor living shines with a 2023 patio expansion and inground trampoline, ideal for family enjoyment. The boiler and hot-water tank were replaced in 2025, and the former cold room was transformed into a walk-in cooler-a unique



touch for entertainers. With parking for six and surrounded by mature greenery, 284 Union Boulevard captures the essence of Old Westmount living-refined, private, and effortlessly sophisticated. (id:6289)

Essential Information

Listing #	X12471039
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	284 Union Boulevard
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2M2T1

Amenities

Amenities	Golf Nearby, Hospital, Park, Schools, Public Transit
Features	Open space
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Blinds, Dishwasher, Dryer, Garage door opener, Microwave, Hood Fan, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	100 x 160 FT
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada, Brokerage



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