

\$839,900 - 45 Shuh Avenue, Waterloo

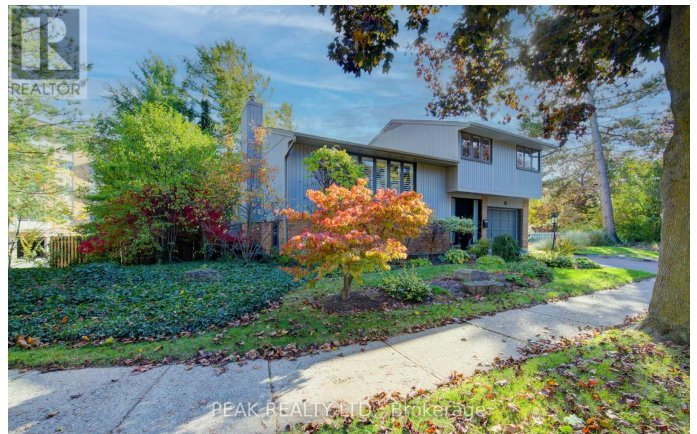
MLS® #X12480415

\$839,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Waterloo, Ontario

Pristine 4 level side split in exclusive and highly desired enclave of homes! This 3 bedroom gem has been meticulously maintained and loved by the same family for over 40 years. Large main floor foyer with travertine floors has access to garage and conveniently located laundry room. The main level is open concept, carpet free and features a tastefully updated kitchen with centre island, granite counters, s/s appliances, opening onto dining room with walk out to deck perfect for bbq, overlooking treed backyard. Sprawling living room with picture window and treed streetscape view rounds out the main floor. The third level features 3 good sized bedrooms and a full bathroom. Fully finished basement has additional 3 piece bathroom and walk out to backyard oasis with heated inground pool and lush gardens! Year round privacy with evergreen trees. Double wide driveway plus single car garage allows for plenty of parking. Updates include: Hot water heater (rental) 2024, A/C 2022, Furnace 2017, Upstairs front bedroom windows and eavestroughs 2019, pool pump 2024, Living room window, front door and shutters in 2023, pool shed roof 2025. (id:6289)



Essential Information

Listing #	X12480415
Price	\$839,900

Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	45 Shuh Avenue
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2A2Y1

Amenities

Amenities	Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Garage door opener remote(s), Water softener, Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	148.9 x 100.2 FT
Foundation	Concrete

Listing Details

Listing Office	PEAK REALTY LTD.
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Listing information last updated on October 26th, 2025 at 6:01pm PDT