

\$625,000 - F34 - 619 Wild Ginger Avenue, Waterloo

MLS® #X12482154

\$625,000

4 Bedroom, 2.00 Bathroom,
Single Family

N/A, Waterloo, Ontario

Exceptional Opportunity in Laurelwood - Family-Friendly & Business-Ready! Welcome to this versatile home in the highly desirable Laurelwood neighbourhood-one of Waterloo's most popular areas for families and professionals alike! Located just steps from Abraham Erb Public School and Laurel Heights Secondary School, this property is perfectly positioned for growing families. But what truly sets it apart is its unique zoning, which allows for a variety of business uses on the main level-making it an exceptional opportunity for entrepreneurs, home-based professionals, or investors. Highlights Include: Prime Laurelwood location in a safe, family-focused community. Zoning flexibility allows for multiple business or professional uses on the main level. (Zoning details available to confirm your use would fit - ask your Representative for the details) Walking distance to top-rated schools, scenic trails, and convenient shopping. Close proximity to public transit, with a short drive to Costco and The Boardwalk shopping, restaurants and movie theatres. Walk-out to a private deck-perfect for BBQs, relaxing, or entertaining. Low condo fees and a thoughtfully designed layout that supports easy, low-maintenance living. This home offers the perfect blend of lifestyle and functionality, whether you're raising a family, running a business, or seeking an investment in a vibrant neighbourhood. Current tenants are willing to stay. Don't miss your chance to



own in Laurelwood-schedule your viewing
today! (id:6289)

Essential Information

Listing #	X12482154
Price	\$625,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	F34 - 619 Wild Ginger Avenue
Subdivision	N/A
City	Waterloo
Province	Ontario
Postal Code	N2V2X1

Amenities

Amenities	Park, Schools, Public Transit
Features	Conservation/green belt, Balcony, In suite Laundry
Parking Spaces	3
Parking	Garage
# of Garages	1

Interior

Appliances	Water Heater, All, Dishwasher, Dryer, Stove, Washer, Water softener, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Brick, Shingles
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Listing Details

Listing Office	KELLER WILLIAMS INNOVATION REALTY
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