



Royal LePage Wolle Realty  
71 Weber St. E, Kitchener, ON N2H 1C6  
519-578-7300



Dare to be impressed by this **FULLY RENOVATED SEMI-DETACHED HOME**, offering **4 BEDROOMS** and **1.5 BATHROOMS** in the well-established **Victoria Hills** community of Kitchener. As you approach, a **CUSTOM EXPOSED AGGREGATE CONCRETE DRIVEWAY** provides parking for up to **4 CARS**. Step inside to discover an **OPEN-CONCEPT LIVING** and **DINING ROOM** with a **FIREPLACE** and a large front window showcasing **EXPANSIVE VIEWS** of the neighborhood. Premium **SPC LUXURY VINYL FLOORING** flows throughout, including the **STUNNING NEW KITCHEN** featuring **SLEEK CABINETS**, **STAINLESS STEEL APPLIANCES**, and **QUARTZ COUNTERTOPS/BACKSPLASH** with a **CENTER WATERFALL ISLAND**. Upstairs, **4 GENEROUS BEDROOMS** with **NEW FLOORING** await, along with a **RENOVATED 4PC FAMILY BATHROOM** (2025). The **LOWER LEVEL** boasts a **FINISHED REC-ROOM** with a **CUSTOM WALL UNIT** and **TV AREA**, plus a separate **NOOK** perfect for a **HOME OFFICE**. The laundry room and utility area offer ample storage space, while a **WALKOUT** leads to your **STUNNING BACKYARD**. Outside, enjoy an **EXPOSED AGGREGATE CONCRETE PATIO** with **SHADE COVER**, **TWO GATES** (one leading to the schoolyard), a new fence (2022), two storage sheds, and outdoor lighting. This home has undergone **EXTENSIVE RENOVATIONS**, including over **120 POT LIGHTS**, **ZEBRA BLINDS** on the main floor, **NEWER WINDOWS**, **ROOF** (2012), **FURNACE** (2019), and **AC** (2023). Located **STEPS FROM HILLSIDE PUBLIC SCHOOL** and near shopping amenities, this home is a **must-see**—schedule your visit today!

## A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2023



## Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



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# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

*Welcomes you to*

**122 MOOREGATE CRESCENT**  
**KITCHENER N2M 2G1**

4 Bedroom | 1.5 Bathroom | 1,469 + 708 = 2,177 SqFt

Lot Size - 35.88 ft x 124.96

Built in 1969 | Taxes: 3,500.18/2024

**www.122mooregate.ca**





# IMPRESSIVE FEATURES

- Full Kitchen Renovated Including Cupboards ( Soft Close System, New Hardware )
- New Double Sink W/ Touchless Sink Faucet
- Hood Range Ventilation Installed
- Quartz Countertop, Backsplash, & Waterfall Island
- Updated Plumbing Throughout Kitchen Both Bathrooms
- S/S Fridge (2021)
- S/S Stove (2021)
- S/S Dishwasher (2021)
- Washer And Dryer (2021)
- Zebra Blinds (2022)
- Spc Luxury Vinyl Throughout
- Renovated Upstairs Bathroom (2025)
- Luxury Real Wood 7.5 Inch Baseboards
- Mirror Sliding Closet Doors
- Freshly Painted Walls Throughout Whole House 2025
- All Brand New Light Switches Throughout House
- All New Electrical Receptacle Outlets Throughout House
- Doors Replaced In All Bedrooms And Main Floor
- Updated Eavestrough
- Feature Walls Going Up And Down Stairs
- New Light Fixtures Throughout The Whole House
- Over 100 Pot Lights Within The Home And Outside
- New Toilets / Vanities Mirrors / Sinks
- New Central Humidifier (2022)
- Roof Shingles (2012)
- Furnace (2019)
- Ac (2023)
- Exposed Concrete (2022) Sealed 2025
- Exposed Concrete Backyard Patio (2022)
- Fence 2022
- Two Gates, 1 Leading Out To The School
- Landscaping
- Sod
- 2 Storage Sheds
- Outdoor Light Fixtures
- Potlights Outside
- Updates Hose Bibs
- Widows Updated High Efficiency

# FLOOR PLAN



# SCHOOLS

Waterloo Region District School Board			
JK-8	Hillside P.S.		NOT BUSED
9-12	Kitchener-Waterloo C.I.		NOT BUSED
Waterloo Catholic District School Board			
JK-8	Holy Rosary		BUSED
9-12	Resurrection Catholic Secondary School		NOT BUSED