



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



Step into this **STUNNINGLY UPDATED** single detached home nestled in the **HIGHLY SOUGHT-AFTER** Victoria Hills neighbourhood of Kitchener! This **FULLY FINISHED** 3-bedroom, 2.5-bathroom gem is **MOVE-IN READY**, offering the **PERFECT** blend of modern comfort and family-friendly charm. As you approach, the **INVITING** covered front porch welcomes you inside to the foyer with **OPEN SIGHTLINES** across the **SPACIOUS** main floor. The formal living and dining rooms offer newer flooring and **LARGE, SUN-DRENCHED** windows, bathing the space in **WARM NATURAL LIGHT**. The **UPDATED KITCHEN** is a true showstopper, featuring **NEWER CABINETRY, STAINLESS APPLIANCES**, and an island peninsula overlooking the dinette area with built-in pantry unit along with a walkout to a **FULLY FENCED BACKYARD**—ideal for **AL FRESCO DINING** or **SUMMER GATHERINGS** under the trees. Ascend upstairs and discover 3 **GENEROUSLY SIZED BEDROOMS** and **MODERN FLOORING**; Fully updated 4-piece family bathroom. The **FULLY FINISHED LOWER LEVEL** is an **ENTERTAINER'S DELIGHT**, complete with a **HUGE REC ROOM**, a recently updated second full bathroom featuring a **TILED SHOWER**, and a **PRACTICAL laundry area**. Further mentions include the convenience of a **SINGLE-CAR GARAGE** and a **DOUBLE-WIDE DRIVEWAY**. The **MANICURED LANDSCAPING** and **MATURE GARDENS** add **CURB APPEAL** and endless outdoor enjoyment. Situated on a **QUIET, TREE-LINED STREET**, this home is just **STEPS AWAY** from **PICTURESQUE PARKS, WALKING TRAILS**, top-rated schools, and **PUBLIC TRANSIT**. A short drive takes you to the **VIBRANT Ira Needles Boardwalk** shopping district and **EVERYDAY AMENITIES**.

## A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022



## Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



ROYAL LePAGE  
EXECUTIVE CIRCLE  
AWARD 2022



ROYAL LePAGE  
RED  
DIAMOND  
AWARD 2023



Nicole Shantz*	Riz Jadavji* Team Lead	Sherri Goodwin*	Alex Cox-Assistant	Dylan McComiskey*
nicole@therizteam.com	riz@therizteam.com	sherri@therizteam.com	admin@therizteam.com	dylan@therizteam.com
519-591-7413	519-716-7253	519-589-6677	519-578-7300	519-897-4020



519.716.7253

riz@therizteam.com

www.therizteam.com



# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

*Welcomes you to*  
**55 MONTE CARLO STREET**  
**KITCHENER, ON N2M 5M1**

3 Bedroom | 2.5 Bathroom | 1,374 + 647 = 2,020 SqFt

Built in 1989 | \$4,287.04/2025

Lot Size - 46.01 x 105.16 feet

**www.55montecarlo.ca**

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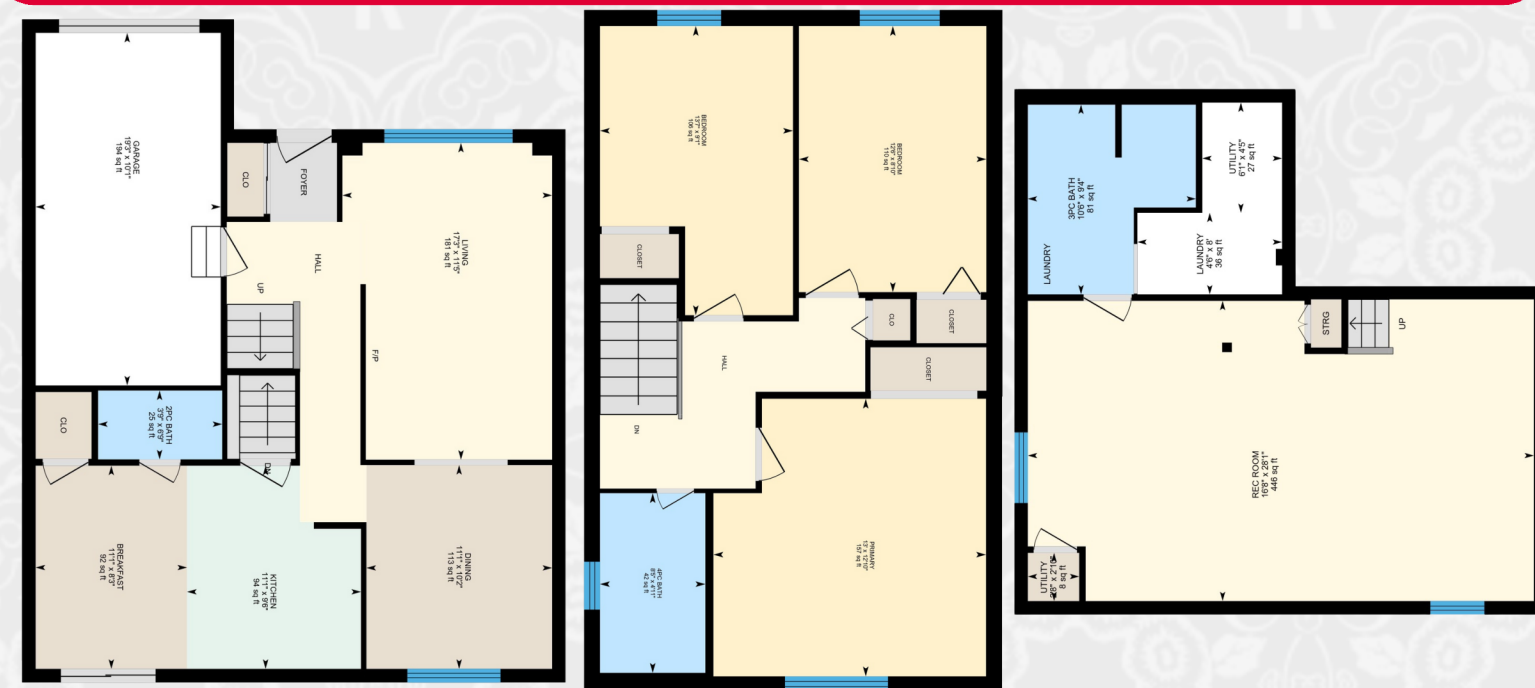




## IMPRESSIVE FEATURES

- Victoria Hills Neighbourhood
- Lovely covered front porch
- Large windows in main areas allow for sunlight
- Updated Kitchen
- Modern white cabinets & new countertops
- Island Peninsula
- Stainless appliances
- Stylish Backsplash
- Double stainless sink
- Built in pantry cupboard
- Separate formal dining room
- Updated flooring throughout
- Updated powder room main floor
- 3 spacious bedrooms upstairs
- Renovated 4 pc bathroom upstairs
- Finished basement
- Recently updated 3 pc bathroom in basement
- Laundry room and laundry sink in basement
- Large fenced backyard with shed
- Single garage w/auto opener
- Double wide driveway
- New sump pump
- Water softener
- Duct Cleaning (2025)

## FLOOR PLAN



## SCHOOLS

### Waterloo Region District School Board

- |      |                     |
|------|---------------------|
| JK-6 | Southridge P.S.     |
| 7-8  | Queensmount P.S.    |
| 9-12 | Forest Heights C.I. |

NOT BUSED  
NOT BUSED  
NOT BUSED

### Waterloo Catholic District School Board

- |      |  |
|------|--|
| JK-8 | St. John                               |
| 9-12 | Resurrection Catholic Secondary School |

BUSED  
NOT BUSED