



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



A Hidden Gem in Kitchener's Coveted North Ward! Imagine owning a home that effortlessly blends charm, versatility, and endless potential—welcome to 854 Guelph Street, a rare opportunity in one of Kitchener's most desirable neighborhoods! This stunning detached home is more than just a place to live—it's a lifestyle upgrade, offering ****multiple living spaces, a fully finished in-law suite, and a massive heated workshop**** that dreams are made of. Step inside to discover a **BRIGHT AND MODERNIZED MAIN FLOOR**, where natural light floods the inviting living room, and a separate dining area sets the stage for memorable gatherings. The **UPDATED KITCHEN** boasts sleek stainless steel appliances, ample cabinetry, and a layout designed for both function and style. Need flexibility? The **MAIN-FLOOR BEDROOM** is perfect as a guest retreat, home office, or cozy den. Upstairs, two spacious bedrooms offer comfort and character, while the fully finished lower level presents a **SELF-CONTAINED 1-BEDROOM IN-LAW SUITE**—ideal for extended family or a lucrative rental opportunity, complete with a full kitchen, 4-piece bath, and private entrance. But the real showstopper? A **SPRAWLING 30' X 35' HEATED DETACHED SHOP**, featuring its own 2-piece bath and laundry—perfect for car enthusiasts, woodworkers, artists, or anyone craving a premium workspace. Outside, the **MATURE CORNER LOT** offers a **LARGE BACK DECK**, lush green spaces, and parking for four vehicles, blending privacy with convenience. Located just moments from the GO Station, expressway access, and vibrant Uptown Waterloo and Downtown Kitchener hubs, this home is a commuter's dream. Whether you're seeking a **MULTI-GENERATIONAL HAVEN**, an income-generating investment, or a creative sanctuary with unbeatable workspace, 854 Guelph Street exceeds expectations. Don't miss this one-of-a-kind property—schedule your visit today and make it yours before it's gone!

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



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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to
854 GUELPH STREET
KITCHENER, ON N2H 5Z5

3+1 Bedroom | 2.5 Bathroom | 1,363 + 734 = 2,097 SqFt

35' x 30' Heated Detached Garage/Shop

Built in 1949 | \$4,137.81/2025

Lot Size - 54.00 x 118.99 feet

www.854guelph.ca

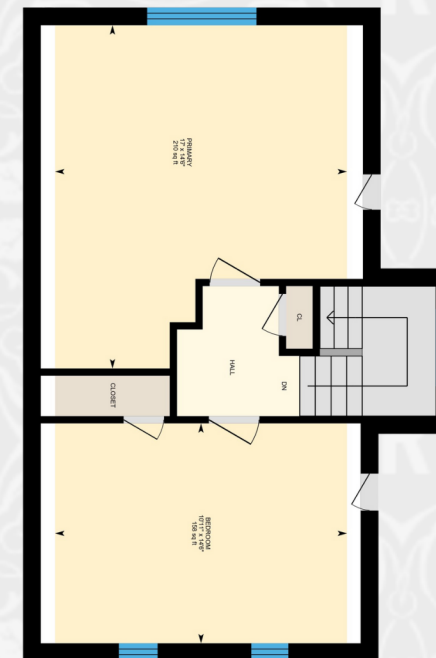
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IMPRESSIVE FEATURES

- 3 bedroom upper floor plan
- Separate lower 1 bedroom apartment (Buyer to verify compliance)
- Updated upper kitchen
- Stainless appliances, double sink, & tile backsplash
- Separate dining room
- Updated Main floor 3 pc bathroom
- Carpet free
- Lower apartment - separate side door entrance
- Lower apartment - Full kitchen
- Lower apartment - separate laundry
- Corner lot offering large front & side yard
- Plus rear deck w/ built in bench seating
- 30 x 35 ft detached shop
- Shop - heated by gas furnace
- Shop - 2 pc bathroom
- Shop - Garage door & opener replaced 2020
- Shop - window replaced 2024
- Large driveway can park 4 cars
- Home furnace and shop furnace installed 2019
- Front, side and back doors replaced
- New windows in Kitchen, dining rm, main floor bedroom
- Water softener 2024
- Lower apartment - 4 pc bathroom

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

- | | |
|------|----------------------|
| JK-6 | Prueter P. S. |
| 7-8 | Margaret Avenue P.S. |
| 9-12 | Bluevale C.I. |

NOT BUSED
NOT BUSED
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Waterloo Catholic District School Board

- | | |
|------|-------------------------------------|
| JK-8 | St. Teresa (K) |
| 9-12 | St. David Catholic Secondary School |

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