

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



Welcome to 96 Kent Street, nestled in the highly desirable Salisbury/Southgate neighborhood of West Galt. This beautifully updated and well maintained two-storey home offers the perfect blend of modern style, comfort, and functionality for today's family. Step inside to a bright, inviting living room featuring HARDWOOD FLOORS and a large window. The completely modernized kitchen is sure to impress, showcasing QUARTZ COUNTERTOPS, a stylish backsplash, double sink, and plenty of storage with UPGRADED CABINETRY. Upstairs, you'll find three spacious bedrooms and a four-piece family bathroom. The FINISHED BASEMENT extends the living space with NEW FLOORING and a versatile bonus room, perfect for a home office, guest suite, or playroom. Outdoor living shines in the private backyard, complete with a two-tier deck, NEW CONCRETE PATIO and side walkway, plus a gazebo-making it the ultimate spot for summer entertaining. The double car garage with NEW DOORS, OPENERS, and convenient rear access to the yard adds both functionality and value. Some additional updates include a NEW FURNACE & HEAT PUMP IN 2023, ADDED INSULATION, & NEW ROOF SHINGLES IN 2016. Located within walking distance of parks and schools, this home also enjoys easy access to Cedar Street amenities, the Westgate Centre, and is under 10 minutes from Cambridge's historic downtown—where shopping, dining, arts, and transit are all at your fingertips. Clean, bright, and move-in ready, 96 Kent Street is the perfect place to call home.

A Top Tier Sales Team



Top Producing Sales Representative







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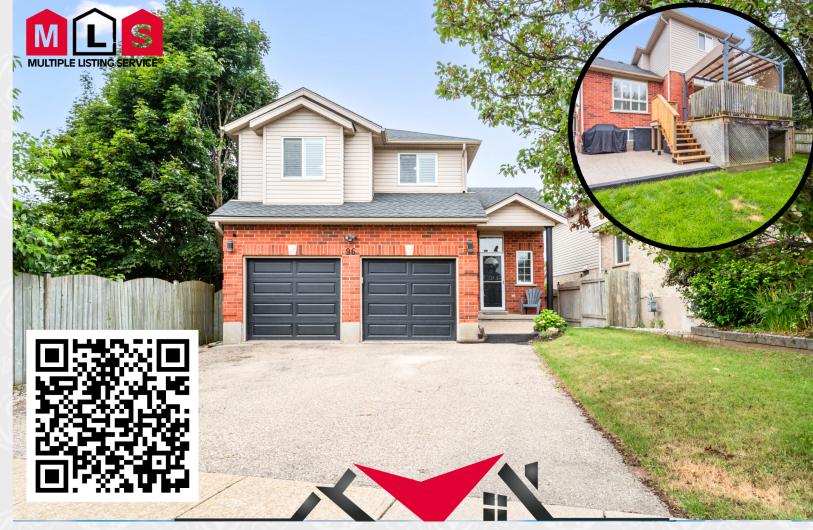
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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to 96 KENT STREET

CAMBRIDGE, ON N1S 4H2

3 Bedroom | 1.5 Bathroom | 1,267 + 469 = 1,736 SqFt Built in 2000 | \$4,249.74/2025 Lot Size - 41.57 ft x 102.75 ft

www.96kent.ca





















IMPRESSIVE FEATURES

- New kitchen cabinet doors
- New Quartz kitchen counters & backsplash
- New stove range
- New double sink
- New stove/oven
- California shutters throughout
- Main floor 2 pc bathroom
- Upstairs 4 pc family bathroom w/new tile around shower/tub
- Upstairs linen closet
- Finished basement with bonus room for office or guest bedroom
- New flooring in basement
- New furnace 2023
- New whole home heat pump 2023
- Water softener

- Water heater rental
- Two tier deck Tops/stairs/railing redone in 2023
- New concrete backyard patio and side walkway
- Gazebo included with home
- New garage doors & openers
- Double car garage w/ rear door to backyard
- Double driveway
- Added insulation
- Central Vac (one outlet on main floor does not work)
- Shingles 2016 Cambridge roofing (lifetime warranty on workmanship + Ltd Manufacturer warranty)

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6Blair Road P.S.BUSED7-8St. Andrew's P.S.BUSED9-12Southwood S.S.NOT BUSED

Waterloo Catholic District School Board

JK-8 St. Augustine BUSED 9-12 Monsignor Doyle Catholic Secondary School BUSED