



Royal LePage Wolle Realty
71 Weber St. E, Kitchener, ON N2H 1C6
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Welcome to 215 Westheights Dr.—a CAPTIVATING RAISED BUNGALOW in the heart of Forest Heights, one of Kitchener's MOST SOUGHT-AFTER NEIGHBORHOODS! Step into a home brimming with potential, perfect for first-time buyers or those looking to upgrade to a spacious, well-loved property. As you enter, NATURAL LIGHT FLOODS the spacious living room and separate dining area, creating an inviting atmosphere for both relaxation and entertaining. The eat-in KITCHEN IS A BLANK CANVAS, ready for your vision to transform it into a chef's dream. Step through the sliding doors to a spacious patio—ideal for summer barbecues or sipping your morning coffee surrounded by the tranquil, fenced yard and mature greenery. On this floor are 3 GENEROUSLY SIZED BEDROOMS that offer comfort and flexibility, while the 5-piece bathroom adds convenience. The FINISHED BASEMENT FEATURES A VERSATILE REC ROOM, a cozy wood-burning fireplace insert, and ample storage—including clever space under the stairs. The laundry/utility room provides even more storage and includes a secondary bathroom. Plus, the oversized ATTACHED DOUBLE GARAGE FITS TWO CARS with room to spare for tools, hobbies, or extra storage. Location, location, location! Nestled in family-friendly Forest Heights, this home is just moments from top-rated elementary schools and Forest Heights Collegiate. Enjoy quick access to the Forest Heights Community Centre, pool, and library, as well as scenic parks and trails. Need shopping? Highland Hills Mall is a short drive away. With easy highway access, commuting is a breeze—whether you're heading to Waterloo, Cambridge, or beyond. Don't miss this rare chance to own a home in a vibrant, well-established community where convenience meets charm.

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



THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to

215 WESTHEIGHTS DRIVE
KITCHENER, ON N2N 1K2

3 Bedroom | 1.5 Bathroom | 1,325 + 710 = 2,034 SqFt

Built in 1974 | \$4,098.00/2024

Lot Size -50.08 x 124.76 feet (0.137 acres)

www.215westheights.ca

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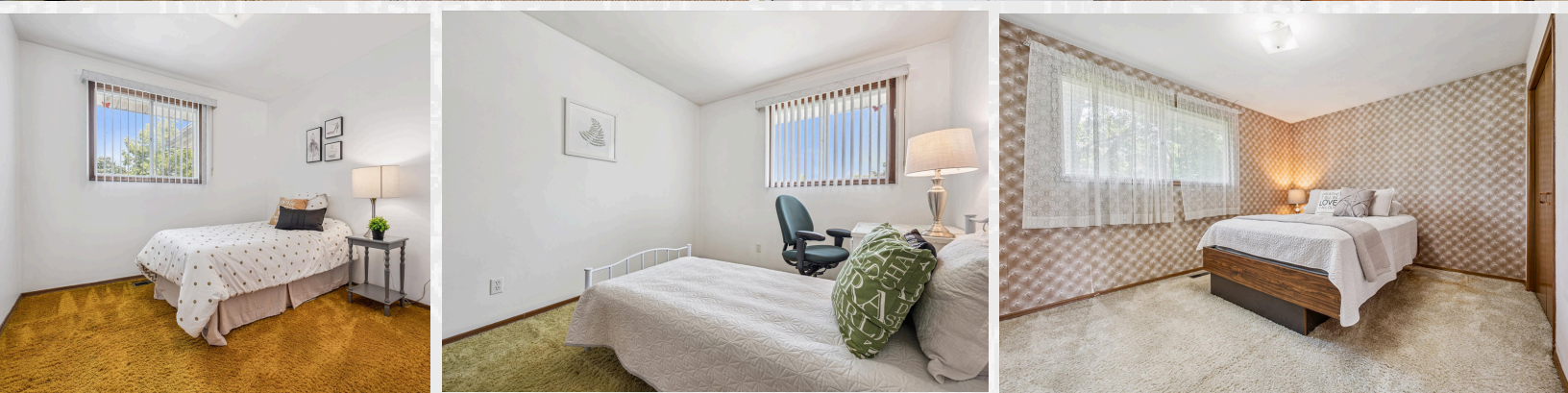


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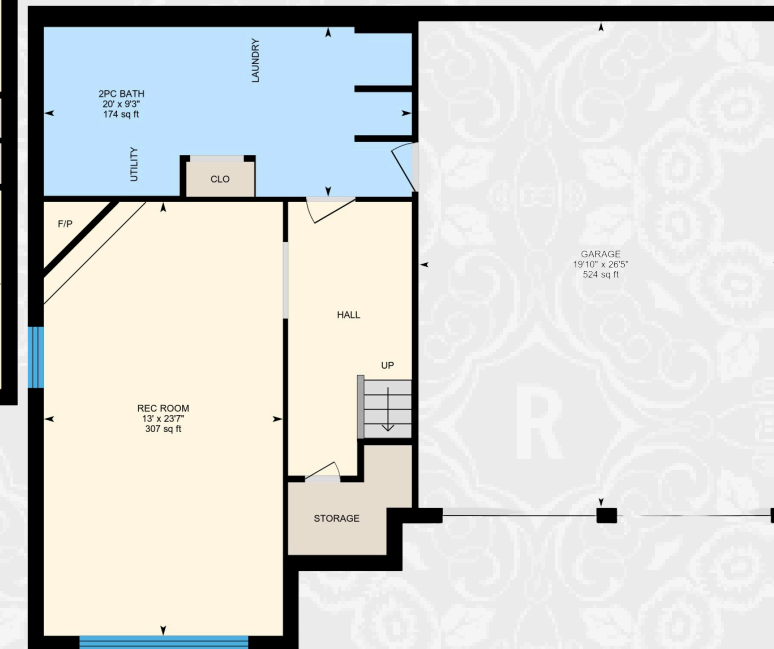
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IMPRESSIVE FEATURES

- Raised Bungalow
- 3 bedrooms, 1.5 bathrooms
- Bright Kitchen
- Mature neighborhood
- Generously sized backyard
- Spacious living/dining rooms with abundant natural light
- Convenient 5-piece bathroom on the upper level
- Finished basement with wood burning fireplace in the rec room
- Under stair storage, laundry/utility room in basement
- Oversized attached 2 car garage
- Parking for 2 cars on Driveway
- Nearby amenities include Forest Heights Community Center, Pool & Library
- Shopping convenience at Highland Hills Mall
- Easy access to major routes for commuting
- Prime opportunity in a desirable Kitchener neighbourhood

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board			
JK-6	Driftwood Park P.S.		BUSED
7-8	Westheights P.S.		NOT BUSED
9-12	Forest Heights C.I.		NOT BUSED
Waterloo Catholic District School Board			
JK-8	St. Mark		NOT BUSED
9-12	Resurrection Catholic Secondary School		BUSED