



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



Welcome to a home that EFFORTLESSLY BLENDS MODERN LUXURY WITH UNBEATABLE CONVENIENCE—a stunning, fully updated over 2000 sqft fully finished home with a unique loft designed for vibrant living and flexible possibilities. Step inside to discover a gorgeous open-concept living area that flows seamlessly into the SUN-DRENCHED UPDATED KITCHEN with new cabinetry & stainless appliances. 2 bedrooms are found on this level with a main family bathroom. Upstairs, the BEAUTIFUL MASTER BEDROOM LOFT AWAITS, featuring soaring vaulted ceilings and a serene ensuite bathroom, creating your own private retreat. The possibilities continue in the fully finished basement, IDEAL AS AN IN-LAW SUITE OR INCOME POTENTIAL, complete with an oversized laundry room that could easily convert to a kitchenette, a SEPARATE BACK ENTRANCE, and a new 2pc bathroom. Outside, enjoy your own oasis with a generous yard and covered back patio, perfect for relaxing or hosting gatherings. LOCATION IS EVERYTHING, and this home delivers: situated in a coveted area with close proximity to Victoria Park & the iron horse trail, Downtown Kitchener with shops & restaurants, not to mention easy access to transit, this location truly checks all the boxes. Walk or bike to St. Mary's Hospital, Google's head office, parks, and top-rated schools. Enjoy the bustling amenities along Highland Road right at your doorstep. Move right in with confidence—THIS HOME HAS BEEN THOUGHTFULLY UPDATED FROM TOP TO BOTTOM, featuring newer windows & roof (2017), new water softener (2024), newer furnace (2013) & AC (2023) stainless steel appliances, kitchen, bathrooms, flooring, and fresh paint, along with modern electrical and plumbing (2008). Added comforts include a Nest smart thermostat, an owned OnDemand water heater, and a central vacuum system. With plenty of parking and nothing left to do but unpack, your new life starts here. Don't miss this rare opportunity to own a turn-key property with incredible duplex or in-law potential in one of the most sought-after neighborhoods!

A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025



ROYAL LEPAGE®
EXECUTIVE CIRCLE™
AWARD 2022/2024/2025



ROYAL LEPAGE®
RED DIAMOND™
AWARD 2023



#1

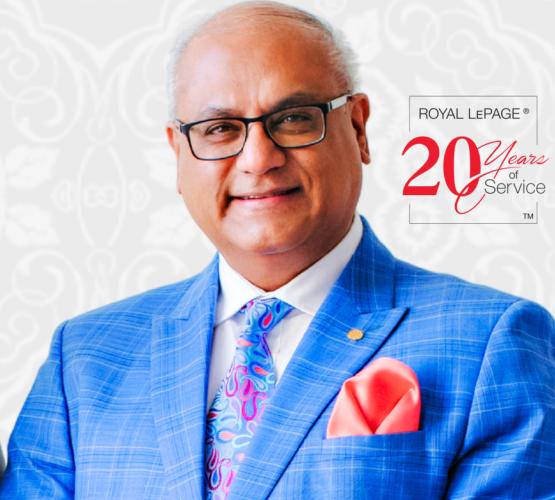
Top Producing Sales Representative

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

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THE RIZ TEAM

•REAL ESTATE PROFESSIONALS•

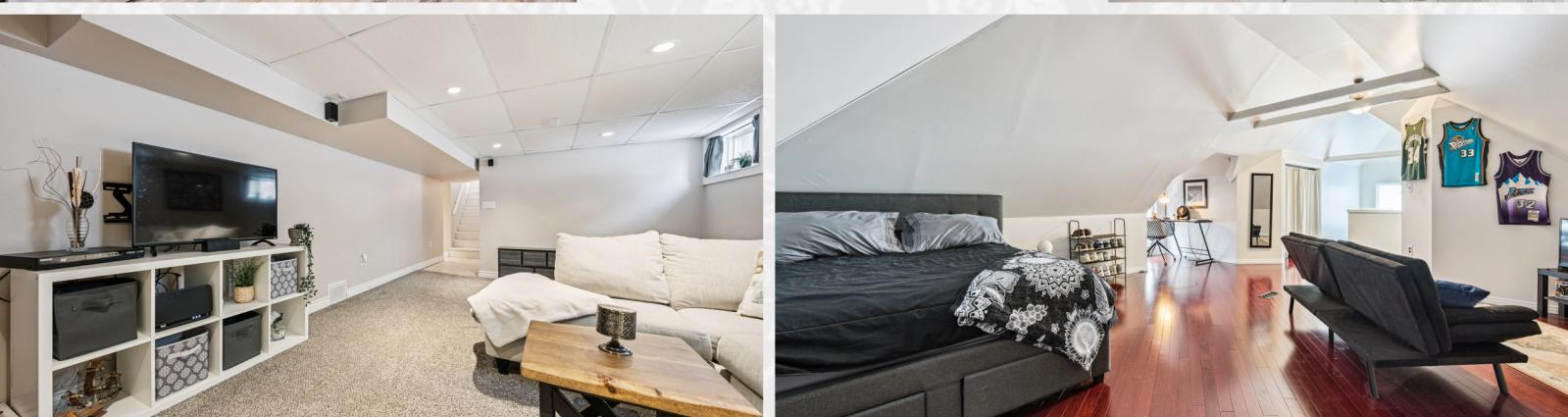
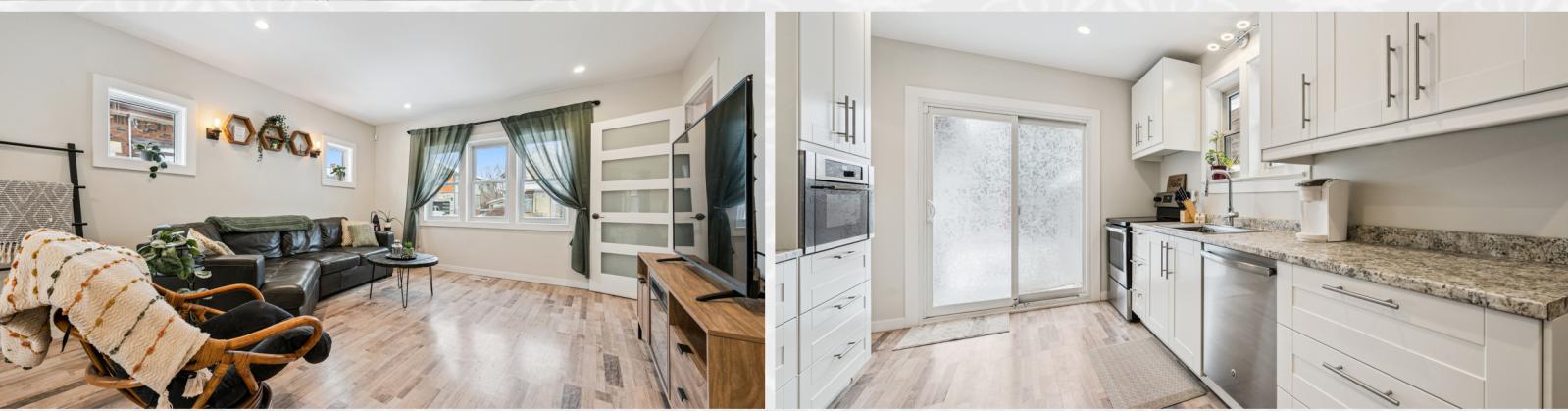
Welcome you to
131 MILL STREET
KITCHENER, ONN2M 3P7

3 Bedroom | 2.5 Bathrooms | 1,478 SqFt + 842 SqFt = 2,320 SqFt

Built in 1939 | \$3,540.88/2025

Lot Size - 40.07 ft x 100.17 ft (0.09 acres)

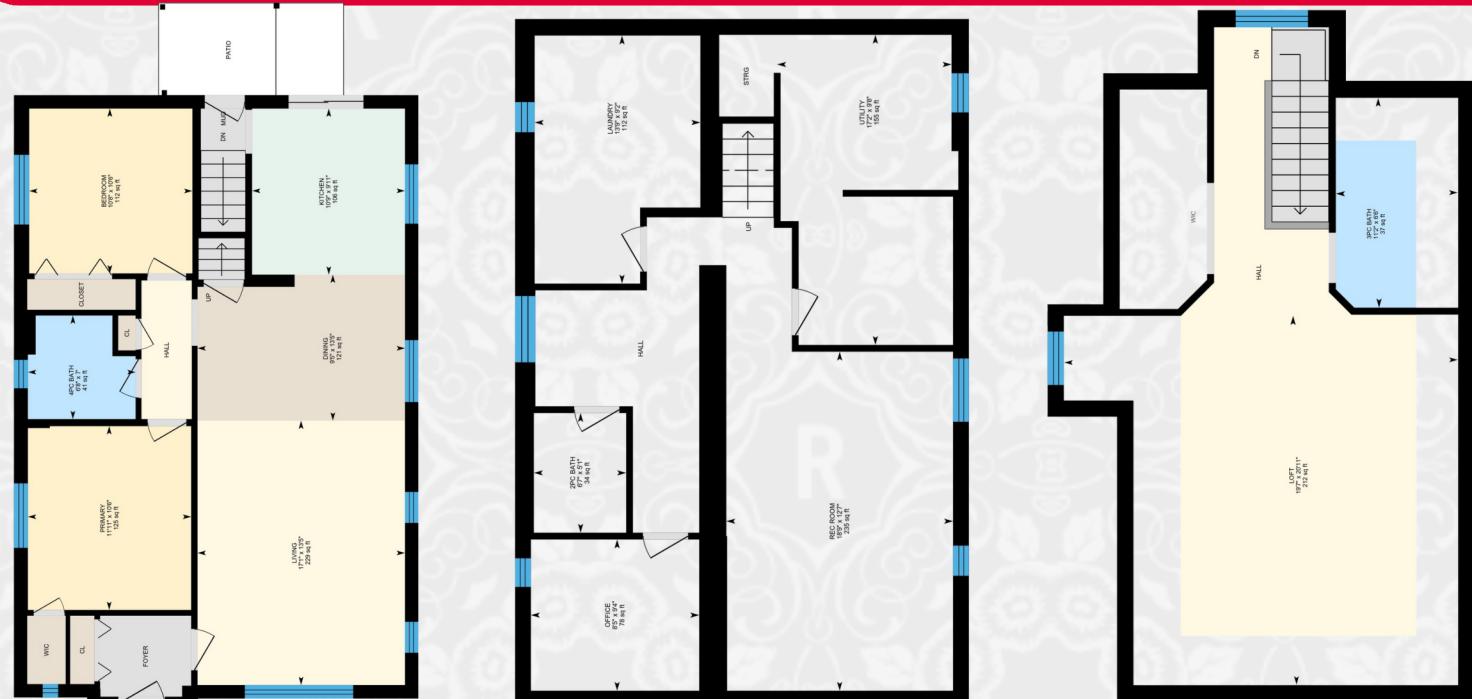
www.311mill.ca



IMPRESSIVE FEATURES

- All brick bungalow
- Updated top to bottom
- Open concept kitchen & living
- Luxury vinyl plank flooring
- Pot lights
- Updated kitchen w/ modern white soft close cabinetry & stainless appliances
- Primary bedroom loft w/ vaulted ceiling & ensuite
- Updated floors, trim, doors
- Updated main floor 4 pc bathroom
- Finished basement w/ potential to be in-law suite
- Basement rec room surround sound included
- Basement storage room has plumbing rough in
- Laundry room w/storage cabinets & extra fridge
- Basement 2 pc bathroom
- Fully fenced yard & Covered back patio
- Long concrete driveway w/ interlock walkway to front door
- Central air conditioning (2023)
- New water softener (2024)
- On demand water heater (owned)
- Furnace (2016)
- Newer windows (2017)
- Roof shingles (2017)
- Updated electrical & plumbing 2008
- Central vac & attachments included
- New washer and dryer
- Nest thermostat and Nest smoke detector/Co2 detectors with smart app to connect to your phone
- Gas BBQ line
- New insulation added
- Driveway parks 5 cars
- Single car garage
- Close to downtown/hospitals/public transit
- Several parks within walking distance
- Steps to the Iron Horse Trail

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	J.F. Carmichael P.S
JK-8	Courtland Avenue P.S.
9-12	Cameron Heights C.I

Waterloo Catholic District School Board

JK-8	St Bernadette Elementary
9-12	St Mary's Secondary school

BUSED
BUSED
BUSED

NOT BUSED
BUSED