



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



Discover the **PERFECT BLEND OF MODERN COMFORT** and incredible potential in this beautifully renovated 3+2 bed, 2 bath semi-detached home, nestled in the highly sought-after Fairview & Kingsdale neighbourhood. Step inside to a **BRIGHT LIVING ROOM, FLOODED WITH NATURAL LIGHT**, and appreciate the newer flooring that flows throughout the main floor and upstairs bathroom. The heart of the home is the stunning, brand-new kitchen, featuring white shaker soft-close cabinetry, elegant **QUARTZ COUNTERTOPS & BACKSPLASH**, a stainless kitchen appliance package, and space for a dining area. An enclosed sunroom leads to your **PRIVATE BACKYARD RETREAT**, perfect for family fun and relaxation. Upstairs, three spacious bedrooms and a fully renovated 4pc bathroom await. The **BASEMENT UNLOCKS IMMENSE VALUE** with a separate 2-bedroom, 3pc bathroom suite and laundry facilities—ideal for multi-family living or a superb investment opportunity. **WITH CRUCIAL UPDATES INCLUDING A NEW ROOF (2024), windows (2019), kitchen, bathrooms, and flooring (2025)**, this move-in-ready home also boasts a long driveway parking for three. Positioned within the vibrant MTSA (Major Transit Station Area) planned to accommodate higher-density, **MIXED-USE DEVELOPMENT** to create transit-supportive, walkable neighbourhoods so a great opportunity for this home. You're just steps from Fairview Park Mall, the LRT transit hub, Highway 401, and beautiful parks. Don't miss this rare chance to own a versatile property in a dynamic, walkable community poised for future growth.



A Top Tier Sales Team
*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022

#1 Top Producing Sales Representative
*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



THE RIZ TEAM
• REAL ESTATE PROFESSIONALS •

Welcomes you to
179 TRAYNOR AVE

KITCHENER, ON N2C 1W4

3+2 Bedroom | 2 Bathroom | 1,295 + 513 = 1,808 SqFt

Built in 2011 | \$3,255.98/2025

Lot Size - 32.55 ft x 115.19 ft

www.179traynor.ca

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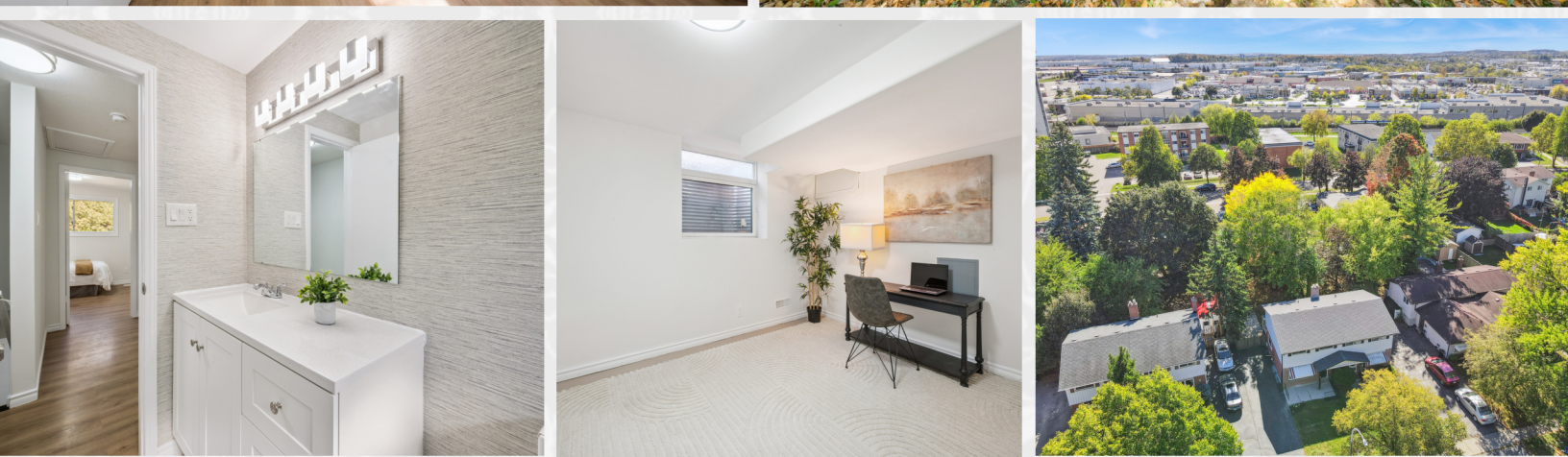


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Not intended to solicit Sellers or Buyers currently under written contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- 3+2 Bedrooms
- 2 Full Bathrooms
- Renovated Bathrooms
- New Kitchen w/shaker style soft close cabinetry (2025)
- Quartz Countertops and Backsplash (2025)
- Enclosed Sunroom
- New Stainless Kitchen Appliance Package
- Roof (2024)
- Windows (2019)
- New Flooring (Main Floor & Bathroom(2025))
- Gas Furnace & AC
- Updated Electrical Panel
- Shed in Backyard
- Parking for 3 cars on Driveway
- Close proximity to LRT Transit Hub
- Bus Route in front of home
- Extreme Rental Potential or Multi-Family Dwelling Options
- Property Could be duplexed (buyer to conduct own due diligence)
- MTSA Zoned Area (options for dense housing or rebuilding; buyer to conduct own due diligence)

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

- | | | |
|------|--------------------|-----------|
| JK-6 | Wilson Avenue P.S. | NOT BUSED |
| 7-8 | Sunnyside P.S. | BUSED |
| 9-12 | Eastwood C.I. | NOT BUSED |

Waterloo Catholic District School Board

- | | | |
|------|-----------------------------|-----------|
| JK-8 | St. Aloysius | NOT BUSED |
| 9-12 | St. Mary's Secondary School | NOT BUSED |