



Welcome to 145 Tannery Street. Nestled in the HEART OF COVETED BADEN—a town celebrated for its warm, SMALL-TOWN SOUL AND UNPARALLELED ACCESS TO KITCHENER-WATERLOO—this 1.5-storey home awaits your vision. Greeted by a rare, generous in-town lot featuring 66 feet of prime frontage and a deep, private backyard stretching over 164 feet, this is a CANVAS FOR OUTDOOR LIVING, PLAY, OR FUTURE DREAMS. More than just a home, it's a smart launchpad. Whether you're planting roots as a first-time buyer in a top-tier neighbourhood or you're a savvy investor eyeing SOLID VALUE, this property delivers. Inside, a FUNCTIONAL FOUR-BEDROOM LAYOUT is bolstered by key updates completed in recent years: enjoy the efficiency of a tankless water heater (August 2021), peace of mind with updated electrical (January 2022) and a sump pump with battery backup (2022). Embrace life in an ESTABLISHED COMMUNITY WHERE SCHOOLS, SHOPS, AND SERENE WALKS ARE JUST MOMENTS FROM YOUR DOOR. 145 Tannery Street isn't just a welcoming entry point—it's a foundation for a brilliant future. Seize this rare opportunity to own a piece of Baden with limitless and long-term potential.

A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022



ROYAL LEPAGE  
EXECUTIVE CIRCLE  
AWARD 2022



Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



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THE RIZ TEAM  
REAL ESTATE PROFESSIONALS

Welcomes you to  
145 TANNERY STREET  
BADEN, ON N3C 1H2

4 Bedroom | 1 Bathroom | 1,333 SqFt + 562 SqFt Unfinished Basement  
Built in 1890 | \$3,344.75/2025  
Lot Size - 66 ft x 164.30 ft (0.26 acres)



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# IMPRESSIVE FEATURES

- Detached 1.5-storey home
- Approx. 66 ft frontage x 164 ft depth
- Large rectangular in-town lot
- Zoned Z2B
- Municipal water & sewer
- 4 bedrooms
- 1 full bathroom
- Functional main-floor layout
- Forced air natural gas heating
- Furnace (2013)
- Tankless water heater installed (2021)
- Easy access to Kitchener-Waterloo
- Electrical system updated (2022)
- Sump pump with battery backup (2022)
- Asphalt shingle roof (2009)
- Chimney liner, rain cap & furnace vent pipe (2023)
- Outdoor temperature sensor (2023)
- Rear deck
- Storage shed
- Private double-wide asphalt driveway (2021)
- Deep backyard offering space and flexibility
- Close to schools, places of worship & everyday amenities



# FLOOR PLAN



# SCHOOLS



Waterloo Region District School Board		
JK-6	Sir Adam Beck P.S.	BUSED
JK-8	Baden P.S.	BUSED
9-12	Waterloo-Oxford District P.S.	BUSED
Waterloo Catholic District School Board		
JK-8	St. Joseph Catholic Elementary School	BUSED
9-12	Resurrection Catholic High School	BUSED