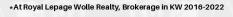


Royal Lepage Wolle Realty 71 Weber St. E, Kitchener, ON N2H 1C6



Welcome to 25 Prosperity Drive, a gem NESTLED IN THE HIGHLY SOUGHT-AFTER LAURENTIAN WEST NEIGHBOURHOOD. Step inside this beautifully updated 3-bedroom, 1.5-bath townhome and discover a bright, OPEN-CONCEPT LIVING SPACE bathed in natural light, where new vinyl flooring (2025) flows seamlessly throughout. The inviting main floor features a living and dining area that opens onto a tranquil backyard deck through slider doors, creating a PERFECT FLOW FOR ENTERTAINING OR QUIET RELAXATION. You'll love the refreshed kitchen, with stunning new quartz countertops (2025), updated cabinetry and drawers (2025) and a stylish tile backsplash (2025) not to mention the functionality of the space. Upstairs you will also find newly installed vinyl flooring (2025). A spacious primary bedroom awaits, offering a GRAND RETREAT WITH ROOM FOR A HOME OFFICE OR NURSERY, complemented by TWO ADDITIONAL BEDROOMS AND A FULL FAMILY BATHROOM ON THIS LEVEL. The finished lower level provides a versatile rec room, laundry, and ample storage. Other updates include Roof (2021) Located in a peaceful, family-friendly community, this home is a nature lover's paradise with DIRECT ACCESS TO WALKING TRAILS, GREENSPACES, AND THE FAMOUS HYDROCUT TRAIL SYSTEM. Enjoy unparalleled convenience with the Sunrise Shopping Center nearby and quick commutes via the Conestoga Parkway. This is the perfect blend of community, convenience, and natural charm—an ideal choice for first-time buyers or investors. Your new chapter begins here!

## A Top Tier Sales Team





# **Top Producing Sales** Representative







519-591-7413

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519-716-7253

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# E RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to 25 PROSPERITY DRIVE

KITCHENER, ON N2E 3Z2

3 Bedroom | 1.5 Bathroom | 1,359 + 556 = 1,914 SqFt Built in 2004 | \$3,540.88/2025

Lot Size - 20.04 ft x 92.24 ft

www.25prosperity.ca



























## **IMPRESSIVE FEATURES**

- 3 Bed & 1.5 Baths
- Single Car Garage
- Updated Cabinetry & Drawers
- New Stainless Steel Sink
- Updated Fridge In Kitchen
- Freshly Painted In Neutral Colors
- New Vinyl Planked Flooring On Main & Upper Floors (2025)
- New Baseboards (2025)
- Quartz Countertops (2025)
- Large Deck Recently Painted With Maintenance Free Fenced Yard

- 3 Windows Recently Replaced
- Upstairs Bathtub Recently Renovated
- New Front Porch Steps
- Roof Replaced (2021)
- Finished Lower Level With Rec Room
- Ample Storage Options
- Lower Level Laundry & Utility Room
- Furnace & Ac
- Fully Finished Home

# **FLOOR PLAN**





## SCHOOLS

#### **Waterloo Region District School Board**

JK-6W.T. Townshend P.S.NOT BUSED7-8Queensmount P.S.BUSED9-12Forest Heights C.I.NOT BUSED

#### **Waterloo Catholic District School Board**

JK-8John Sweeney ElementaryBUSED9-12St. Mary's Secondary SchoolBUSED