



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



Nestled IN THE HIGHLY SOUGHT-AFTER Huron Park neighborhood, this beautifully updated four-bedroom home presents an unparalleled opportunity for those seeking a perfect blend of MODERN STYLE, FAMILY-FOCUSED COMFORT, AND ULTIMATE CONVENIENCE. Step through the covered entrance into a sun-drenched and inviting interior, where handscraped hardwood floors flow seamlessly throughout the carpet-free main level. The OPEN-CONCEPT LAYOUT is ideal for both daily family life and entertaining, illuminated by elegant pot lighting. The heart of the home is the stunning kitchen, featuring SLEEK MODERN CABINETRY WITH A CORNER GLASS CABINET & SIDE PANTRY, GLEAMING QUARTZ COUNTERTOPS, and a chic subway tile backsplash. Sliding glass doors beckon you to your private, FULLY FENCED BACKYARD, where a generous deck awaits your summer barbecues and tranquil evenings under the stars. Upstairs is also carpet free with newer flooring. TRANQUILITY AWAITS IN FOUR GENEROUSLY PROPORTIONED BEDROOMS, including a primary suite complete with a private ensuite bathroom for a perfect start to each day, also complemented by a well-appointed family bathroom on this floor. Location is everything, and this home truly has it all. Parking for 5 cars including the single car garage. SITUATED MERE STEPS FROM JEAN STECKLE PUBLIC SCHOOL and just down the street from St. Josephine Bakhita Catholic School, it's a dream for families. You are just minutes from a brand-new plaza with Longo's, Shoppers Drug Mart, and a variety of shops and restaurants. Enjoy easy access to the expansive RBJ Schlegel Park and anticipate the exciting new indoor pool and multiplex currently under construction. With parking for five vehicles, this move-in-ready home at 114 Woodbine Avenue is the one you've been waiting for.



A Top Tier Sales Team

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



ROYAL LePAGE
EXECUTIVE CIRCLE
AWARD 2022



ROYAL LePAGE
RED
DIAMOND
AWARD 2023



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
114 WOODBINE AVENUE
KITCHENER, ON N2R 1X4

4 Bedroom | 2.5 Bathroom | 1,676 SqFt + 667 SqFt Unfinished Basement

Built in 2008 | \$4,314.17/2025

Lot Size - 26.68 ft x 122.65 ft

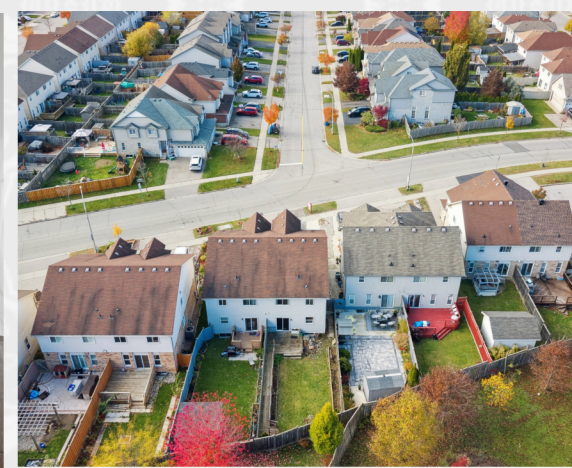
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Not intended to solicit Sellers or Buyers currently under written contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject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



IMPRESSIVE FEATURES

- New tile floor front entrance
- Brand new kitchen cabinets
- New Quartz countertops
- Stainless appliances
- Dining area w/ new light fixture
- Living room w/ pot lights
- Great size backyard w/ deck
- Updated main floor 2 pc bathroom
- Updated carpet free stairs
- Wood railing & Black metal spindles
- Primary bedroom w/ 3 pc ensuite
- Sump pump
- Water softener
- Central Vac roughed in
- Unfinished basement w/Bathroom rough-in
- Fully fenced
- Double wide driveway can park 4
- Single car garage w/ auto opener
- Steps from Jean Steckle Public school
- 4th bedroom could be converted back to upper family room

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	Jean Steckle P.S.	NOT BUSED
7-8	Janet Metcalfe P.S.	NOT BUSED
9-12	Huron Heights S.S.	NOT BUSED

Waterloo Catholic District School Board

JK-8	St. Josephine Bakhita	NOT BUSED
9-12	St. Mary's Secondary School	BUSED