



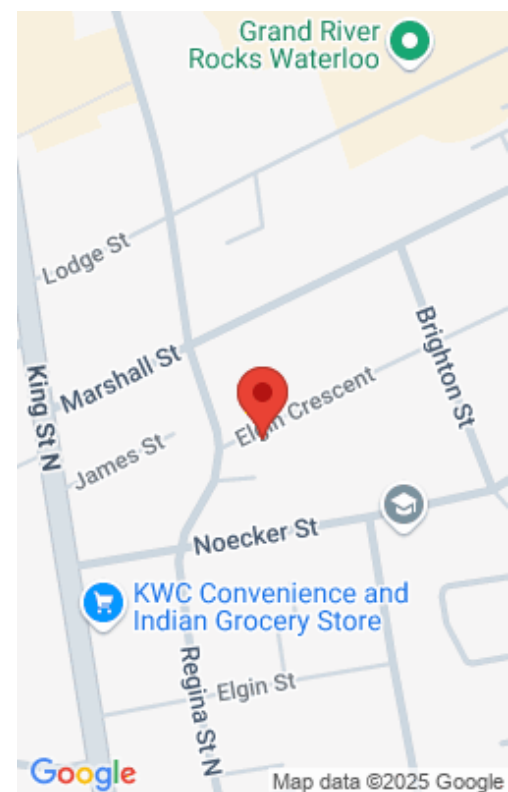
**\$799,900**

## **174 ELGIN CRESCENT, WATERLOO, ON N2J 2S6, CANADA**

<https://adamgracie.ca>

Licensed Dwelling with Walkout Basement in Prime Waterloo  
Location - A Turnkey Investment Opportunity! 3 bedrooms up and 2 in the lower unit Outstanding opportunity to own a licensed 2-unit brick bungalow with a loft and walkout basement, ideally located just steps to Uptown Waterloo, WLU, University of Waterloo, Conestoga College, shopping, and the LRT....

- 5 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 1254 sq ft



# Rooms

Room type	Dimensions	Area	Length	Width
Bedroom Primary	12ft. 4in. X 11ft. 1in.	132.5604	12.04	11.01
Bedroom	11ft. 1in. X 9ft. 9in.	100.0809	11.01	9.09
Bathroom				
Kitchen	10ft. 2in. X 9ft. 7in.	90.8814	10.02	9.07
Dining Room	10ft. 8in. X 8ft. 9in.	81.5472	10.08	8.09
Bedroom	11ft. 6in. X 10ft. 6in.	111.2636	11.06	10.06
Living Room	20ft. 11in. X 12ft. 2in.	241.7222	20.11	12.02
Bedroom	12ft. 4in. X 10ft. 5in.	121.002	12.04	10.05
Bathroom				
Living Room	21ft. 4in. X 12ft. 0in.	252.48	21.04	12
Kitchen				
Bedroom				
Laundry				



# Building Details

<b>Year built:</b> 1961	<b>ArchitecturalStyle:</b> Bungalowft
<b>ParkingTotal:</b> 5	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air, Natural Gas	<b>Basement:</b> Finished, Full, Separate Entrance, Walk-Out Access
<b>Exterior material:</b> Brick Veneer	<b>Roof:</b> Metal
<b>Parking:</b> 5, Asphalt, Attached Garage	

# Amenities & Features

<b>Features:</b> Accessory Apartment	<b>Security Features:</b> Smoke Detector(s)
<b>Amenities:</b> Built-in Microwave, Dryer, Refrigerator, Stove, Washer, Water Softener	<b>Waterfront available:</b> No
<b>GarageYN:</b> Yes	<b>AttachedGarageYN:</b> Yes
<b>CoolingYN:</b> No	<b>Cooling:</b> Central Air
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> No

