



**\$575,000**

## **46 WATERLOO REGIONAL RD 52, KITCHENER, ON N2K 1J7, CANADA**

<https://adamgracie.ca>

Welcome to a rare opportunity to own a detached home on an incredible lot for less than the price of a condo or townhome! This property is perfect for those with vision—whether you're looking to renovate, restore, or rebuild. The existing home is in need of work, making it an ideal sweat equity project, but...

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- Other, 1090 sq ft



# Rooms

Room type	Dimensions	Area	Length	Width
Living Room	19ft. 0in. x 9ft. 6in.	172.14	19	9.06
Bedroom	14ft. 6in. X 10ft. 4in.	141.1624	14.06	10.04
Sunroom	19ft. 0in. x 5ft. 5in.	95.95	19	5.05
Bonus Room	14ft. 6in. X 5ft. 6in.	71.1436	14.06	5.06
Bedroom	9ft. 6in. X 9ft. 6in.	82.0836	9.06	9.06
Kitchen	17ft. 2in. X 9ft. 5in.	154.031	17.02	9.05
Bathroom				
Laundry				

# Building Details

**ArchitecturalStyle:** 1.5 Storey  
**NewConstructionYN:** No  
**Basement:** Full, Unfinished  
**Roof:** Asphalt Shing, Other

**ParkingTotal:** 4  
**Heating:** Forced Air, Natural Gas  
**Exterior material:** Wood Siding  
**Parking:** 4, Asphalt, Attached Garage

# Amenities & Features



## Security Features: None

**Waterfront available:** No

**AttachedGarageYN:** Yes

**Cooling:** None

**FireplaceYN:** No

### Amenities: Water Heater

**GarageYN: No**

**CoolingYN: No**

**PoolPrivateYN:** No

