

# \$589,000 - 286 WESTCOURT Place Unit# 24

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## Listing ID: 40594249

**\$589,000**

3 Bedrooms, 2 Bathrooms, 1650

Single Family

286 WESTCOURT Place Unit# 24,

Waterloo, Ontario, N2L2R7

Charming 3 bedroom townhome + basement just steps from the University of Waterloo campus, shopping, dining, and transit. This home boasts two spacious bedrooms on the second level, with an updated bathroom renovated in 2020. The main floor features a versatile third bedroom, ideal for a home office, complete with a fireplace, closet, and walkout to a garden greenspace. Enjoy the stylish and durable grey laminate floors throughout, perfect for student tenants! The delightful white country kitchen offers a lovely view of the front yard. The finished basement remains open concept, easily convertible into additional sleeping spaces, and includes its own upgraded three-piece bathroom (2023). The laundry room provides ample storage space. One parking space is conveniently located just outside the front door. This centrally located home is close to the University of Waterloo, Wilfrid Laurier University, T&T Supermarket, the LRT station, Waterloo Park, and Uptown Waterloo. The neighborhood is extremely walkable, and only minutes away from the highway, ensuring easy transit to various destinations. Over \$20,000 in upgrades have been added by the owner in 2023, including some new flooring, fresh paint, and the conversion of

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the basement washroom into a full 3-piece bathroom. Furnace, A/C & electrical panel all replaced 2020. (id:50245)

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Listing Office: Alloway Property Group Ltd., Brokerage