

\$750,000 - 2166 Floradale Road, Woolwich

MLS® #X12096109

\$750,000

3 Bedroom, 2.00 Bathroom,
Single Family

N/A, Woolwich, Ontario

Welcome to peaceful small-town living in the heart of Floradale! This charming and well-maintained 1956 bungalow sits on a generous 100' x 100' lot and offers the perfect balance of country charm and urban convenience just minutes to Elmira and an easy commute to Kitchener-Waterloo. Inside, you'll find a bright and functional layout featuring two bedrooms plus a den (or optional third bedroom), two full bathrooms, and an inviting eat-in kitchen. Laminate flooring throughout the main level adds modern appeal and makes clean-up a breeze. The primary bedroom is tucked away at the back of the home, offering natural light, a spacious layout, and double closets. Downstairs, the fully finished basement includes a cozy rec room with a gas fireplace, a versatile multipurpose room, a second full bathroom, and a bright laundry area with a convenient walk-down from the attached garage perfect for moving day or coming in from a messy work shift. Step outside to enjoy the established perennial gardens or relax with a book on the 24-foot back deck ideal for quiet mornings or weekend entertaining. The home also features a natural gas furnace, central air, an attached garage, ample parking, and all appliances are included. Located in the quiet village of Floradale, you'll love the friendly community vibe, scenic walking trails, and nearby Floradale Dam. Small-town living means a slower pace and more space to breathe, a strong sense of connection, and close



proximity to city amenities without the big-city price tag. If you're searching for comfort, community, and convenience this could be the one! (id:6289)

Essential Information

Listing #	X12096109
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2166 Floradale Road
Subdivision	N/A
City	Woolwich
Province	Ontario
Postal Code	N0B1V0

Amenities

Amenities	Place of Worship, Schools, Fireplace(s)
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water softener, Dryer, Garage door opener, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Walk-up

Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete, Block

Listing Details

Listing Office EXP REALTY



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