

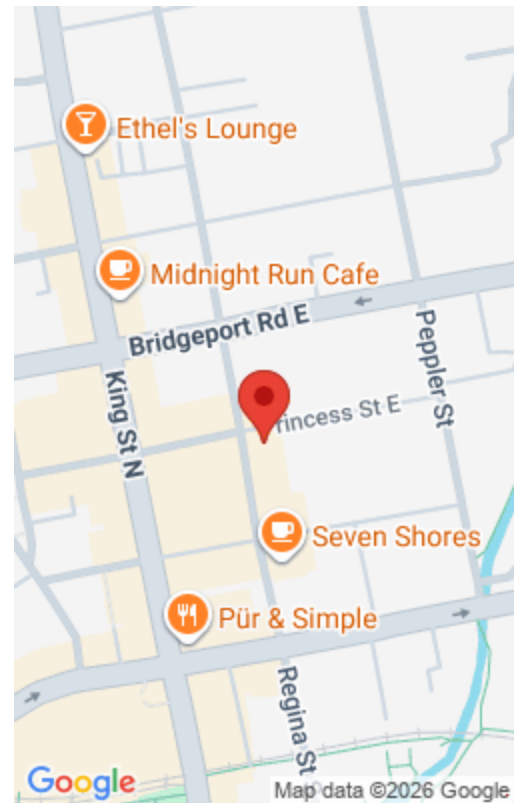
## 30 REGINA ST N, WATERLOO, ON N2J 3A1, CANADA

<https://gtarealestates.com>

Turnkey investment opportunity in the heart of Waterloo! This spacious 7 bed, 3 full bath property is perfectly set up for student rental, offering a functional layout, on-site laundry, and available parking. Ideally located just 800m from Wilfrid Laurier University and 2km from the University of Waterloo, with shopping, groceries, the ION Station, and Waterloo...

**\$850,000**

- 7 beds
- 3 baths
- Single Family
- Single Family
- 2000 - 2500 sq ft



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## Rooms & Units Descr



**RoomType1:** Bedroom  
**RoomLength1:** 4.09  
**RoomDimensions1:** 4.09 m X 2.9 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 4.27  
**RoomType3:** Bedroom  
**RoomLength3:** 3.05  
**RoomDimensions3:** 3.05 m X 2.13 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 1.74  
**RoomType5:** Other  
**RoomLength5:** 2.74  
**RoomDimensions5:** 2.74 m X 2.57 m  
**RoomLevel6:** Basement  
**RoomWidth6:** 2.74  
**RoomType7:** Bedroom  
**RoomLength7:** 3.05  
**RoomDimensions7:** 3.05 m X 2.74 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 2.51  
**RoomType9:** Other  
**RoomLength9:** 2.87  
**RoomDimensions9:** 2.87 m X 2.74 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 3.35  
**RoomType11:** Living room  
**RoomLength11:** 4.57  
**RoomDimensions11:** 4.57 m X 3.05 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 2.74  
**RoomType13:** Bedroom  
**RoomLength13:** 3.05  
**RoomDimensions13:** 3.05 m X 2.74 m  
**RoomLevel14:** Main level  
**RoomWidth14:** 1.95

**RoomLevel1:** Second level  
**RoomWidth1:** 2.9  
**RoomType2:** Bedroom  
**RoomLength2:** 4.09  
**RoomDimensions2:** 4.09 m X 4.27 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 2.13  
**RoomType4:** Bathroom  
**RoomLength4:** 3.14  
**RoomDimensions4:** 3.14 m X 1.74 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 2.57  
**RoomType6:** Bedroom  
**RoomLength6:** 4.27  
**RoomDimensions6:** 4.27 m X 2.74 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 2.74  
**RoomType8:** Bathroom  
**RoomLength8:** 3.66  
**RoomDimensions8:** 3.66 m X 2.51 m  
**RoomLevel9:** Basement  
**RoomWidth9:** 2.74  
**RoomType10:** Kitchen  
**RoomLength10:** 4.88  
**RoomDimensions10:** 4.88 m X 3.35 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 3.05  
**RoomType12:** Bedroom  
**RoomLength12:** 3.05  
**RoomDimensions12:** 3.05 m X 2.74 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 2.74  
**RoomType14:** Bathroom  
**RoomLength14:** 2.56  
**RoomDimensions14:** 2.56 m X 1.95 m



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## Location Details

**City:** Waterloo

**Province:** Ontario

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## Property Details

**Levels:** 2.5

**Stories:** 2.5

**FrontageLength:** 37 ft ,6 in

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## Property Features

**Heating:** Radiant heat

**HeatingFuel:** Other

**CoolingYN:** True

**Cooling:** Wall unit

**ParkingTotal:** 1

**OpenParkingYN:** False

**GarageYN:** False

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** EXP REALTY

**Office ID:** 294429

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Radiant heat

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Wall unit

