

\$999,900 - 120 Westheights Drive, Kitchener

MLS® #40775302

\$999,900

5 Bedroom, 5.00 Bathroom, 2,564 sqft

Multi-family on 0.00 Acres

337 - Forest Heights, Kitchener, Ontario

Welcome to 120 Westheights Drive, Kitchener
â€“ A Rare Legal Duplex with an Accessory Apartment in a Sought-After Community! Set on a 50 x 110 ft lot in the heart of Kitchener, this beautifully renovated (2025) detached bungalow offers unmatched versatility & value. Whether you are searching for the perfect family home, a multi-generational retreat or an income-generating investment, this property is designed to exceed expectations. Top Reasons to Make This Your Forever Home:1) Main Floor Primary Residence: The main floor has been thoughtfully updated with brand-new flooring (2025), fresh paint throughout & modern pot lights. The spacious living room features a wall of windows that fills the space with natural light. The kitchen features white cabinetry, SS Appliances (2024) & generous counter space. This level also offers 3 large bedrooms & Completing the main floor are 2 bathrooms: a modern 3pc bathroom & a convenient 2pc bathroom. 2) Lower Level: Income & Flexibility: Completely finished in 2025, the lower level has 2 separate living units: â€“Legal Duplex Unit: Boasts a full kitchen, two modern 3-piece bathrooms, in-suite laundry & two large bedrooms with oversized windows. â€“Accessory Apartment: Ideal for extended family or personal use, this inviting space features a kitchenette, cozy Rec room, 3pc bathroom & laundry hook-up with large windows. 3) Outdoor Living: The backyard is perfect for both relaxation & entertaining, featuring a spacious deck & fresh



new sod. It is an ideal setting for kids, pets or summer gatherings. 4) Privacy at Its Best: With no rear neighbours & mature trees, you will enjoy exceptional privacy & a peaceful, natural backdrop. 5) Prime Location: This home is just a few mins from Highland Hills Mall, top-rated schools, trails, parks, Sunrise Shopping Centre & quick highway access. Everything you need is within easy reach. This is more than just a home; it is a smart investment with long-term value. Book your private showing today! (id:6289)

Built in 1976

Essential Information

Listing #	40775302
Price	\$999,900
Bedrooms	5
Bathrooms	5.00
Square Footage	2,564
Acres	0.00
Year Built	1976
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	120 Westheights Drive
Subdivision	337 - Forest Heights
City	Kitchener
Province	Ontario
Postal Code	N2N1J9

Amenities

Amenities	Park, Playground, Public Transit, Schools, Shopping
Parking Spaces	5
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Water softener, Window Coverings
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Twin City Realty Inc.



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