

\$899,900 - 86 Albert Street, Waterloo

MLS® #40781132

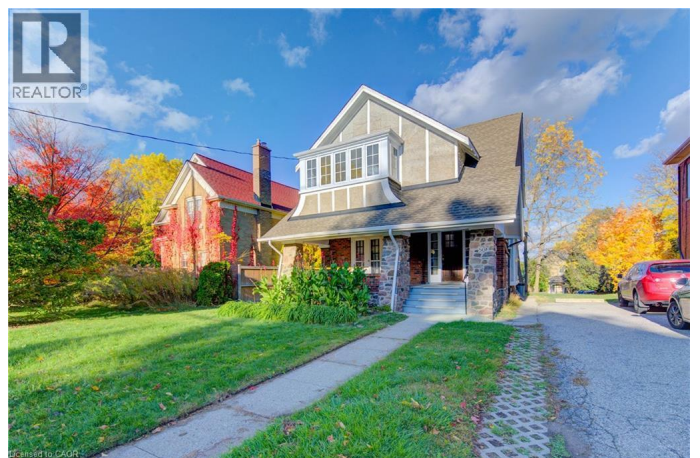
\$899,900

6 Bedroom, 2.00 Bathroom, 2,314 sqft

Multi-family on 0.00 Acres

417 - Beechwood/University, Waterloo, Ontario

Welcome to 86 Albert Street – A Rare Opportunity in the Heart of Waterloo! Discover the potential of this charming home located in the prestigious Albert-MacGregor Heritage Conservation District. Offering over 2300+ finished square feet across three and a half levels, this property blends timeless character with modern versatility. Original features such as thin plank hardwood flooring, wide wood baseboards, and French doors add warmth and charm, while the loft-style upper level and high basement ceilings provide unique and functional living spaces. Currently configured as two separate three-bedroom units, each with recently renewed, City-approved rental licenses and in-suite laundry, this home has the potential to generate an impressive \$64,800 in gross annual income. A simple removal of one wall on the main floor easily converts the home back to a spacious single-family residence. Situated just steps from Uptown Waterloo, Waterloo Park, and within walking distance to Wilfrid Laurier University and the University of Waterloo, this location offers unmatched convenience. Enjoy easy access to vibrant shops, restaurants, cafes, and nightlife – perfect for those who appreciate urban living. Whether you're a first-time buyer seeking a mortgage helper, a multi-generational household, a university or tech professional, a parent investing in housing for university-bound children, or an investor looking for strong rental returns, this



property checks all the boxes. Don't miss out on this exceptional opportunity – contact your REALTOR® today to schedule a private showing! (id:6289)

Built in 1922

Essential Information

Listing #	40781132
Price	\$899,900
Bedrooms	6
Bathrooms	2.00
Square Footage	2,314
Acres	0.00
Year Built	1922
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	86 Albert Street
Subdivision	417 - Beechwood/University
City	Waterloo
Province	Ontario
Postal Code	N2L3S7

Amenities

Amenities	Park, Place of Worship, Playground, Schools
Parking Spaces	2

Interior

Heating	Natural gas Forced air
Cooling	None
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick, Stucco, Wood
Construction	Wood frame
Foundation	Stone

Listing Details

Listing Office Royal LePage Wolle Realty



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