



Royal LePage Wolle Realty
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Welcome to an extraordinary opportunity in the heart of the highly coveted Grand River North community—an area celebrated for its mature tree-lined streets, strong sense of community, and seamless access to some of Kitchener’s most desirable amenities. Perfectly positioned on a quiet crescent, 99 Oakhurst Crescent showcases an impeccably renovated, one-owner bungalow that has been lovingly maintained and thoughtfully reimagined to deliver both timeless style and modern-day functionality. From the moment you arrive, the pride of ownership is unmistakable. Step inside and you’re immediately welcomed by a bright, airy interior where natural light pours through oversized windows, highlighting the fresh vinyl flooring and the home’s clean, contemporary finishes. The open-concept design creates a warm and inviting atmosphere, anchored by a sun-filled living room that effortlessly transitions into a refined formal dining area—ideal for hosting memorable gatherings or intimate family dinners. At the heart of the home lies a beautifully curated chef’s kitchen that truly elevates the space. Designed with both aesthetics and practicality in mind, it features elegant quartz countertops, a striking designer backsplash, brand-new stainless steel appliances, and custom cabinetry with soft-close detailing. The expansive centre island provides the perfect hub for entertaining, while the dedicated servery area enhances functionality and offers direct access to the side deck—seamlessly blending indoor and outdoor living. From here, step into your private, fully fenced backyard oasis, surrounded by mature landscaping and offering the perfect backdrop for summer relaxation and entertaining. The main floor continues to impress with two generously sized bedrooms, each offering comfort and tranquility, along with a beautifully renovated family bathroom that reflects the home’s cohesive, upscale design. Ample storage solutions are thoughtfully integrated throughout, ensuring both convenience and organization. The fully finished lower level extends the home’s versatility and appeal, delivering a cozy yet spacious recreation room complete with large above-grade windows that invite natural light into the space. Two additional bedrooms and a second fully renovated bathroom provide incredible flexibility—whether for growing families, guests, or multi-generational living. With a separate side entrance, this level presents an outstanding opportunity for an in-law suite or potential mortgage helper, adding both value and long-term investment appeal. Outside, the home continues to impress with its well-manicured exterior, a single-car garage, and a generously sized driveway accommodating multiple vehicles—perfect for busy households or visiting guests. Beyond the home itself, the location is simply exceptional. Just steps away from Grand River Collegiate Institute and the vibrant Grand River Recreation Complex, residents enjoy access to top-tier educational and recreational facilities. The nearby Grand River trails, parks, and scenic green spaces provide endless opportunities for outdoor enjoyment, while convenient access to shopping, public transit, and major expressway routes ensures effortless connectivity throughout Kitchener-Waterloo and beyond. This is more than just a home—it’s a lifestyle defined by comfort, convenience, and enduring quality. A truly turnkey residence in a mature, family-friendly neighbourhood, 99 Oakhurst Crescent offers the perfect blend of elegance, flexibility, and location—an opportunity that stands out in today’s market.



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015

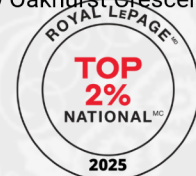
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ROYAL LEPAGE®
EXECUTIVE CIRCLE™
AWARD 2022/2024/2025



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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to

99 OAKHURST CRES

KITCHENER, ON N2B 3K2

2+2 Bedroom | 2 Bathrooms | 1099.72+985.44=2085.16 SqFt

Built in 1988 | \$4,206/2025 | Single garage

Lot Size - 45.28 ft x 111.55 ft (0.13 acres)



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Not intended to solicit Sellers or Buyers currently under contract with another Realtor*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being correct. Conditions of sale, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- New windows (2026)
- New plumbing (2026)
- Updated electrical (2026)
- New front door & side door (2026)
- New pot lights (2026)
- New vinyl flooring (2026)
- New kitchen w/ soft close (2026)
- New backsplash (2026)
- New Coffee Bar (2026)
- New Quartz counters (2026)
- New kitchen appliances (2026)
- R-60 insulation blown in (2026)
- Kitchen side door to 10 x 12 deck (2026)
- New 4 pc main bathroom w/ Tub/shower combo & double sink (2026)
- New 3 pc bathroom in basement (2026)
- Side WALK-OUT door
- 2 Basement bedrooms (2026)
- Laundry sink
- Central air
- Single garage + Double driveway
- Shed
- Sump pump
- Furnace 2021
- Auto garage opener



FLOOR PLAN



SCHOOLS

Waterloo Region District School Board

JK-6	Crestview P.S.	NOT BUSED
7-8	Stanley Park P.S.	NOT BUSED
9-12	Grand River C.I.	NOT BUSED

Waterloo Catholic District School Board

JK-6	Canadian Martyrs	BUSED
7-8	Notre Dame CIS	BUSED
9-12	Notre Dame CSS/ST. MARY'S	BUSED

