

WELCOME TO
101 Victoria Street



WOOLCOTT
REAL ESTATE



A Warm Welcome Home

Showcasing one of Waterdown's most sought after areas - and the home is move in ready! Nestled on a mature, quiet street in one of Waterdown's premier neighbourhoods, this meticulously maintained 1,594 square foot bungalow checks every box for the discerning downsizer.

Walk to the village in minutes, then come home to timeless curb appeal, an exposed aggregate walkway and a layout that simply works.





1,594 Sq. Ft.



\$7,320 / 2025



3



2





Made For Gathering

Inside, rich hardwood floors flow through spacious living areas and a large eat-in kitchen built for real life.





Your Private Retreat

Unwind in the spacious primary suite featuring a walk-in closet and a five-piece ensuite.





Space To Grow

You'll also find two additional well-sized bedrooms for guests or for a home office as well as a four-piece main bathroom.





Room To Enjoy

Outside, a generous 66' x 146' lot offers room to breathe, anchored by a powered detached two-car garage — a rare find.

Updates include most windows replaced within the last year, 50-year shingles in 2016, furnace and AC less than 10 years old and owned water heater. Nothing to do but move in and enjoy everything this location has to offer.



Room Measurements

MAIN LEVEL

Living Room	17'10" X 11'6"
Kitchen	17'8" X 11'5"
Dining Room	10'5" X 9'10"
Dinette	13'4" X 10'4"
Primary Bed	21'11" X 13'
Ensuite	5 Piece
Bedroom	11'7" X 11'2"
Bedroom	11'3" X 11'3"
Bathroom	4 Piece





Drew Woolcott
BROKER

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REALTOR®

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