



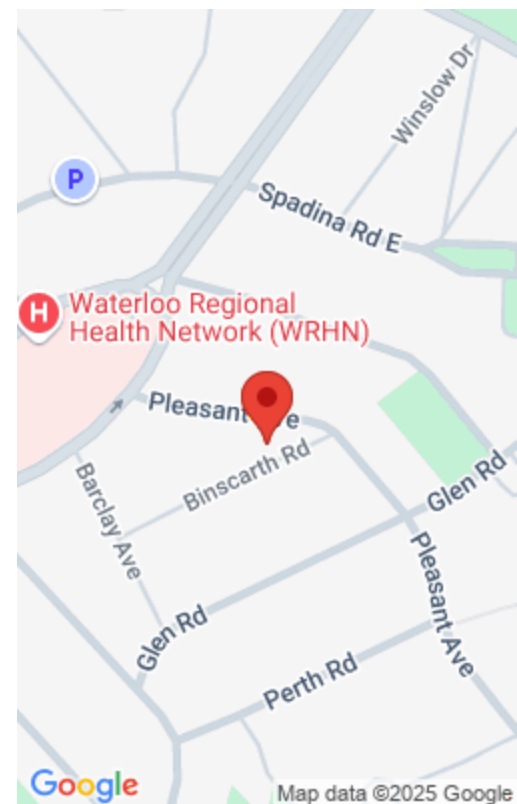
\$635,000

35 PLEASANT AVE, KITCHENER, ON N2M 4A3, CANADA

<https://adamgracie.ca>

Welcome to an exceptional opportunity in the heart of Kitchener! Whether you're looking to invest or step into homeownership with mortgage-helping potential, this raised bungalow VACANT DUPLEX offers the perfect canvas for your future. Tucked just moments from the serene greenery of Lakeside Park and the reputable St. Mary's Hospital, this home is also conveniently...

- 4 beds
- Residential Income
- Duplex Up/Down
- Active
- 940.24 sq ft



Building Details

Year built: 1952

NewConstructionYN: No

Basement: Finished, Full, Separate Entrance, Walk-Out Access, Walk-Up Access

Roof: Asphalt Shing

ParkingTotal: 3

Heating: Forced Air, Heat Pump

Exterior material: Stucco

Parking: 3

Amenities & Features

Features: Accessory Apartment, Separate Hydro Meters

WindowFeatures: Window Coverings

GarageYN: No

CoolingYN: No

PoolPrivateYN: No

Security Features: Carbon Monoxide Detector, Smoke Detector

Waterfront available: No

AttachedGarageYN: No

Cooling: Central Air, Energy Efficient

FireplaceYN: No

