



\$899,000

22 HAMPTON PL, KITCHENER, ON N2B 2S3, CANADA

<https://adamgracie.ca>

INVESTORS – first time buyers or single families check out this great opportunity to own in beautiful Kitchener! Perfect for in-law/multigenerational step-up or income possibilities this LEGAL duplex allows you live in comfort upstairs while the downstairs tenant pays your mortgage. Situated on a private court in coveted Stanley Park, this fabulous bungalow welcomes you...

- 6 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 1250 sq ft





Rooms



Room type	Dimensions	Area	Length	Width
Bedroom Primary	11.5 x 13.9	159.85	11.5	13.9
Living Room	20.7 x 11.8	244.26	20.7	11.8
Dining Room	9.1 x 10.4	94.64	9.1	10.4
Bedroom	9.6 x 10.2	97.92	9.6	10.2
Kitchen	18.8 x 9.6	180.48	18.8	9.6
Bedroom	11.5 x 8.8	101.2	11.5	8.8
Bathroom				
Recreation Room	13.6 x 10.6	144.16	13.6	10.6
Kitchen	16.9 x 9.1	153.79	16.9	9.1
Kitchen/Dining Room	24.3 x 11	267.3	24.3	11
Bedroom	10.9 x 11	119.9	10.9	11
Bedroom	11 x 9.8	107.8	11	9.8
Laundry				
Bathroom				



Building Details

Year built: 1968	ArchitecturalStyle: Bungalow
ParkingTotal: 5	NewConstructionYN: No
Heating: Forced Air, Natural Gas	Basement: Finished, Full, Separate Entrance, Sump Pump
Exterior material: Aluminum Siding, Brick	Roof: Asphalt Shing
Parking: 5, Attached Garage	

Amenities & Features

Features: Accessory Apartment, Separate Hydro Meters	Amenities: Dishwasher, Dryer, Range Hood, Refrigerator, Stove, Washer, Water Softener
ExteriorFeatures: Landscaped, Separate Hydro Meters	Waterfront available: No
GarageYN: Yes	AttachedGarageYN: Yes
CoolingYN: No	Cooling: Central Air
PoolPrivateYN: No	FireplaceYN: No

