



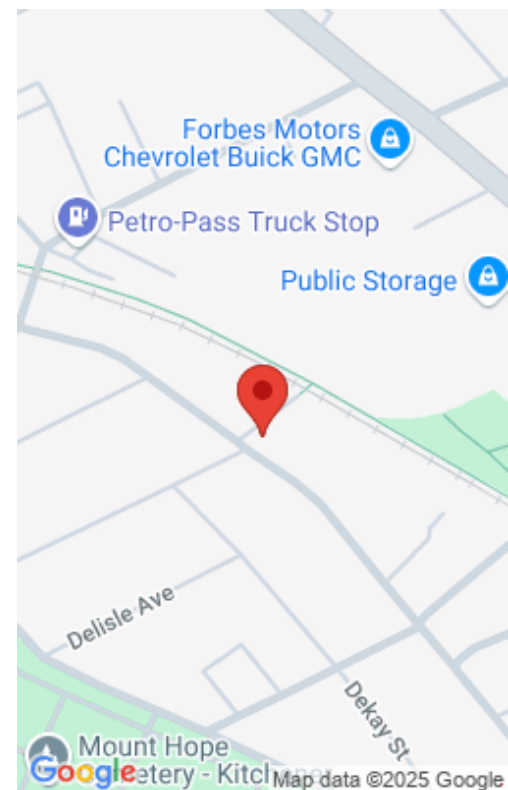
**\$600,000**

## **2 FERDINAND AVE, KITCHENER, ON N2H 3W1, CANADA**

<https://adamgracie.ca>

Endless Possibilities in a Prime Location! Welcome to this charming and versatile 1.5-storey all-brick home, perfectly positioned on an impressive 190+ ft deep lot backing directly onto the scenic Spur Line Trail! Whether you're a first-time buyer, a savvy investor, or looking to downsize without compromise, this rare gem offers unmatched potential and curb appeal. The...

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- Owner, 905 sq ft



# Rooms

Room type
Kitchen
Dining Room
Living Room
Bedroom Primary
Bedroom
Bathroom

## Building Details

**ArchitecturalStyle:** 1.5 Storey  
**NewConstructionYN:** No  
**Basement:** Full, Unfinished  
**Roof:** Asphalt Shing

**ParkingTotal:** 5  
**Heating:** Forced Air  
**Exterior material:** Brick  
**Parking:** 5, Detached Garage

## Amenities & Features

**Amenities:** Refrigerator, Water Softener  
**GarageYN:** Yes  
**CoolingYN:** No  
**PoolPrivateYN:** No

**Waterfront available:** No  
**AttachedGarageYN:** No  
**Cooling:** Central Air  
**FireplaceYN:** No

