

305 PATRICIA AVE, KITCHENER, ON N2M 1K2, CANADA

https://adamgracie.ca

Welcome to this spacious single detached home offering 3 generous bedrooms and 2 full bathrooms. The basement features a versatile bonus space—perfect for a home office, yoga studio, or creative retreat. Situated on the sunny corner of Patricia Avenue and Talbot Street, this home is bathed in natural light throughout the day. With a total...

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 1170 sq ft





Rooms

Room type
Bedroom
Living Room
Dining Room
Bathroom
Bedroom Primary
Eat-in Kitchen
Bedroom
Bathroom
Office
Game Room
Laundry
Utility Room



Building Details

ArchitecturalStyle: Two Story

NewConstructionYN: No

Basement: Full, Partially finished

Roof: Asphalt Shing

ParkingTotal: 2

Heating: Forced Air, Natural Gas

Exterior material: Other, Vinyl Siding

Parking: 2

Amenities & Features

Features: Ceiling Fan(s) **Security Features:** Smoke Detector

Amenities: Dishwasher, Dryer, Microwave, Refrigerator, Waterfront available: No

Stove, Washer, Water Heater

GarageYN: No AttachedGarageYN: No

Cooling: Central Air

PoolPrivateYN: No FireplaceYN: No

