



85 UPPER MERCER ST, KITCHENER, ON N2A 4M9, CANADA

<https://adamgracie.ca>

PERFECT LOCATION! GREAT PRINCIPLE RESIDENCE or INVESTMENT OPPORTUNITY! Welcome to this quality built Energy Star efficient freehold home by Fusion Homes with NO CONDO FEES, combining the best of MODERN living in an AFFORDABLE quiet safe and convenient neighbourhood. The perfect blend of space, style, and location, this freehold home in beautiful Lackner Woods offers 3 finished...

\$647,000

- 3 beds
- 2 baths
- Residential
- Row/Townhouse, Single Family Residence
- Active
- Other, 1420 sq ft



Rooms

Room type	Dimensions	Area	Length	Width
Bedroom Primary	11ft. 9in. X 12ft. 0in.	133.08	11.09	12
Bedroom	9ft. 0in. X 11ft. 0in.	99	9	11
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Great Room	17ft. 2in. X 11ft. 7in.	188.4114	17.02	11.07
Kitchen	13ft. 5in. X 17ft. 5in.	222.5025	13.05	17.05
Bathroom				
Bathroom				
Bathroom				
Bathroom				
Laundry				
Cold Room				
Recreation Room				
Storage				



Building Details

Year built: Completed / New, 2011	ArchitecturalStyle: Two Story
ParkingTotal: 2	NewConstructionYN: Yes
Heating: Forced Air, Natural Gas	Basement: Finished, Full
Exterior material: Brick, Vinyl Siding	Roof: Asphalt Shing
Parking: 2, Asphalt, Attached Garage	

Amenities & Features

Features: High Speed Internet, None, Rough-in Bath, Upgraded Insulation, Water Treatment	Amenities: Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Water Softener
Waterfront available: No	GarageYN: Yes
AttachedGarageYN: Yes	CoolingYN: No
Cooling: Central Air	PoolPrivateYN: No
FireplaceYN: No	

