

\$749,900 - 104 Boniface Avenue, Kitchener

MLS® #40753513

\$749,900

6 Bedroom, 2.00 Bathroom, 2,499 sqft

Single Family on 0.00 Acres

327 - Fairview/Kingsdale, Kitchener, Ontario

Located in a family-friendly neighbourhood where the street is beautifully lined with mature trees, this legal duplex is perfect for a buyer looking for an income helper or someone looking to expand their investment portfolio. 104 Boniface Ave is a brick bungalow that was once a single-family home, which could be converted back, kept as that income helper, or used as an in-law set-up for multi-family living. This home is located in close proximity to Sunshine Montessori School, Rockway Public School, and St. Mary's High School. You are just moments away from Fairview Park Mall for all your shopping needs and the expressway for your commuting convenience. Outdoor enthusiasts will appreciate the nearby trails, Wilson Park, Schneider Creek, and the Rockway Golf Course, just to name a few. The basement is vacant and beautifully renovated, which has large windows, a spacious living room, an eat-in kitchen, a 3-piece bathroom, and 2 good-sized bedrooms, plus a den. The main floor is full of character - has a cozy living room, a quaint kitchen, 4 bedrooms, and a 4pc bath. It is waiting for you to add your personal touches and updates. (id:6289)

Built in 1960

Essential Information

Listing # 40753513

Price \$749,900



Bedrooms	6
Bathrooms	2.00
Square Footage	2,499
Acres	0.00
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	104 Boniface Avenue
Subdivision	327 - Fairview/Kingsdale
City	Kitchener
Province	Ontario
Postal Code	N2C1L9

Amenities

Amenities	Park, Public Transit, Schools, Shopping
Parking Spaces	5

Interior

Appliances	Dryer, Refrigerator, Stove, Washer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
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Listing Details

Listing Office	RED AND WHITE REALTY INC.
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