

\$645,000 - 110 Activa Avenue Unit# E-31, Kitchener

MLS® #40764241

\$645,000

4 Bedroom, 3.00 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

333 - Laurentian Hills/Country Hills W,
Kitchener, Ontario

Experience the charm of this sunlit 3+1 bedroom townhouse in Laurentian Hills. Perfect for first-time home buyers, young professionals, and families, this home revels in natural light, providing stunning views of both sunrise and sunset. Its prime location near top schools, shopping centers, major highways, trails, and public transit ensures convenience and accessibility. The property boasts an open-concept kitchen with a built-in water filter, Brand new dishwasher, main-floor laundry, and a spacious living area with direct backyard access. Step onto the freshly painted two-tier deck and enjoy quality family time overlooking the protected Borden Wetlands â€” offering serene nature views and lasting privacy. The luxury continues with a Jacuzzi in the bathroom. The light-filled basement includes a large 3-piece bathroom with a tiled shower, a breakfast area, and storage, along with a versatile room currently used as a bedroom â€” providing flexibility for guests, a home office, or a private retreat (basement not retrofit). THIS PROPERTY HAS ONE ADDITIONAL PARKING SPACE PURCHASED SEPARATELY. THE MAINTENANCE \$210.00 + extra parking is \$16.16 (id:6289)

Built in 2006

Essential Information



Listing #	40764241
Price	\$645,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,967
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Condominium

Community Information

Address	110 Activa Avenue Unit# E-31
Subdivision	333 - Laurentian Hills/Country Hills W
City	Kitchener
Province	Ontario
Postal Code	N2E4K4

Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools
Utilities	Cable, Electricity, Natural Gas, Telephone
Features	Ravine, Conservation/green belt, Paved driveway, Automatic Garage Door Opener
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Water purifier, Washer, Microwave Built-in, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

Listing Details

Listing Office

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