## \$699,000 - 246 Madison Avenue S, Kitchener

MLS® #40764574

## \$699,000

3 Bedroom, 2.00 Bathroom, 950 sqft Single Family on 0.00 Acres

311 - Downtown/Rockway/S. Ward, Kitchener, Ontario

Attention Developers and Contractors, Great project on this Large Lot 40 x 244, currently nearly spate ready for 3 â€" 3 bedroom unit additions under the ADU bylaws, all plans done along with engineering/grading and survey, discounted DC's (not paid yet), house recently renovated with newer furnace and AC (2022), newer roof 2022, newly painted (2025), new eavestroughs (2025), currently has month to month tenant ready to move when suitable to make way for construction. (id:6289)



## **Essential Information**

Listing # 40764574
Price \$699,000

Bedrooms 3

Bathrooms 2.00

Half Baths 1

Square Footage 950 Acres 0.00

Type Single Family

Sub-Type Freehold
Style 2 Level

## **Community Information**

Address 246 Madison Avenue S

Subdivision 311 - Downtown/Rockway/S. Ward

City Kitchener

Province Ontario
Postal Code N2M3H4

**Amenities** 

Utilities Cable, Electricity, Natural Ga

Features Backs on greenbelt

Parking Spaces 2

Interior

Appliances Dryer, Refrigerator, Stove, W

Heating Forced air

Cooling Central air conditioning

# of Stories 2

**Exterior** 

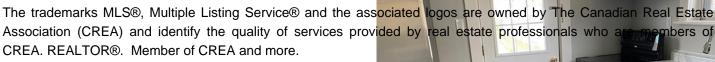
Exterior Brick

**Listing Details** 

Listing Office International Realty Firm, Inc.







Listing information last updated on October 21st, 2025 at 8:46pm PDT

