

\$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 " 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 Gas
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.



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