

# \$364,900 - 31 Mill Street Unit# 48, Kitchener

MLS® #40766976

**\$364,900**

0 Bedroom, 1.00 Bathroom, 545 sqft

Single Family on 0.00 Acres

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

VIVAâ€‘THE BRIGHTEST ADDITION TO DOWNTOWN KITCHENER. In this exclusive community located on Mill Street near downtown Kitchener, life at Viva offers residents the perfect blend of nature, neighbourhood & nightlife. Step outside your doors at Viva and hit the Iron Horse Trail. Walk, run, bike, and stroll through connections to parks and open spaces, on and off-road cycling routes, the iON LRT systems, downtown Kitchener and several neighbourhoods. Victoria Park is also just steps away, with scenic surroundings, play and exercise equipment, a splash pad, and winter skating. Nestled in a professionally landscaped exterior, these modern stacked townhomes are finely crafted with unique layouts. The Lemon Leaf interior studio model boasts an open concept studio layout â€‘including a kitchen with a breakfast bar, quartz countertops, ceramic and luxury vinyl plank flooring throughout, stainless steel appliances, and more. Offering 545 sqft of open living space including a sleeping alcove, 1 full bathroom and a patio. Parking not available for this unit. Thrive in the heart of Kitchener where you can easily grab your favourite latte Uptown, catch up on errands, or head to your yoga class in the park. Relish in the best of both worlds with a bright and vibrant lifestyle in downtown Kitchener, while enjoying the quiet and calm of a mature neighbourhood.

(id:6289)



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 40766976      |
| Price          | \$364,900     |
| Bathrooms      | 1.00          |
| Square Footage | 545           |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Condominium   |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 31 Mill Street Unit# 48        |
| Subdivision | 311 - Downtown/Rockway/S. Ward |
| City        | Kitchener                      |
| Province    | Ontario                        |
| Postal Code | N2G2Y2                         |

## Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Park, Public Transit, Shopping |
| Parking   | None                           |

## Interior

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove, Washer, Microwave Built-in |
| Heating      | Electric Heat Pump                                                 |
| Cooling      | Ductless                                                           |
| Has Basement | Yes                                                                |

## Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Brick, Other    |
| Foundation | Poured Concrete |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | RE/MAX TWIN CITY FAISAL SUSIWALA REALTY |
|----------------|-----------------------------------------|



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Listing information last updated on October 26th, 2025 at 6:01pm PDT