

\$364,900 - 31 Mill Street Unit# 87, Kitchener

MLS® #40766983

\$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.

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Licensed to CAGR

Built in 2025

Essential Information

Listing #	40766983
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# 87
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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