

\$399,900 - 24 Midland Drive Unit# 406, Kitchener

MLS® #40770141

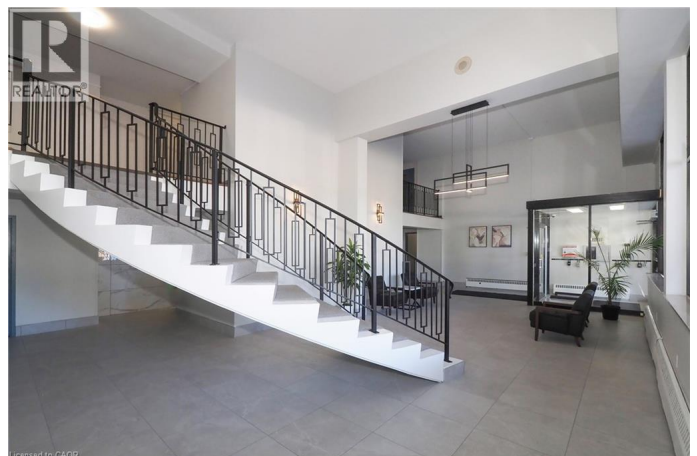
\$399,900

2 Bedroom, 1.00 Bathroom, 1,020 sqft

Single Family on 0.00 Acres

226 - Stanley Park/Centreville, Kitchener, Ontario

An exceptional investment in a sought-after community, strategically located next to the vibrant Stanley Park Mall. This well-appointed cooperative building, currently transitioning to a condominium, offers an array of desirable amenities and a prime location. Exceptional Features & Upgrades Unit 406 is a desirable corner suite with wall-to-wall windows and a stunning view from its enclosed patio, designed for year-round enjoyment. The open-concept layout features: Two spacious bedrooms, modernized kitchen and updated bathroom Freshly painted interiors and new flooring for a stylish, move-in ready feel Enjoy peace of mind with INCLUSIVE monthly fees that cover HEAT, HYDRO, WATER, and PROPERTY TAXES. This all-in-one package simplifies budgeting and delivers outstanding value for your investment. Residents benefit from a range of amenities designed to enrich daily living, including: Outdoor pool & patio area – perfect for summer relaxation Party room, games room & exercise room – ideal for socializing and staying active This meticulously maintained building is ready for immediate occupancy. With the conversion to condominium status underway, this unit represents not just a home but a savvy investment opportunity positioned for future appreciation. 1 underground parking space, 1 rented surface space, Storage locker Great price for the square footage Don't miss this rare opportunity to secure a property that



combines modern living, strong amenities, and long-term growth potential. 24 Midland Dr, Unit 406 – move in today and invest in tomorrow.
(id:6289)

Built in 1970

Essential Information

Listing #	40770141
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Square Footage	1,020
Acres	0.00
Year Built	1970
Type	Single Family
Sub-Type	Cooperative

Community Information

Address	24 Midland Drive Unit# 406
Subdivision	226 - Stanley Park/Centreville
City	Kitchener
Province	Ontario
Postal Code	N2A2A8

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools, Exercise Centre, Party Room
Features	Conservation/green belt, Balcony, Laundry- Coin operated, No Pet Home, Automatic Garage Door Opener
Parking Spaces	1
Parking	Underground, Visitor Parking
Has Pool	Yes
Pool	Inground pool

Interior

Interior Features	Ceiling fans
Appliances	Microwave, Refrigerator, Stove, Microwave Built-in
Cooling	None

of Stories 1

Exterior

Exterior Aluminum siding, Brick Veneer, Concrete
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX SOLID GOLD REALTY (II) LTD.



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