

\$799,900 - 34 Georgian Crescent, Kitchener

MLS® #40776753

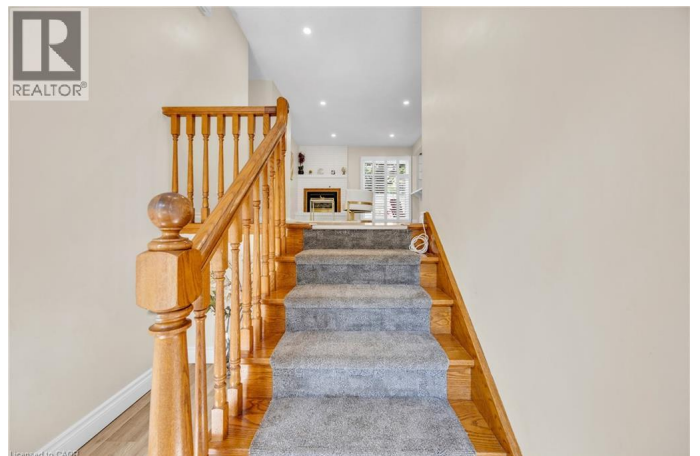
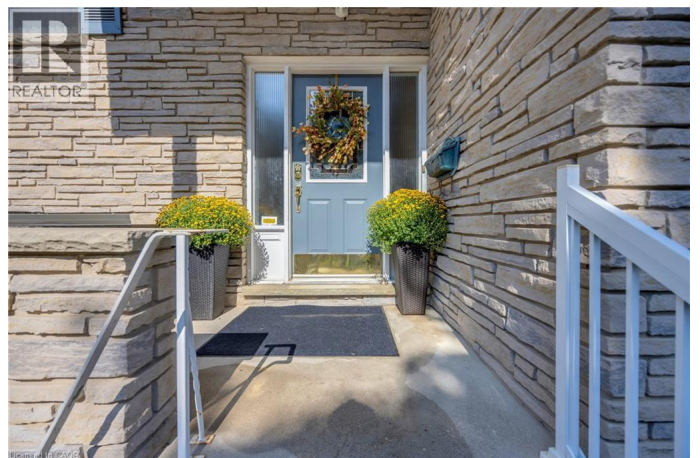
\$799,900

5 Bedroom, 2.00 Bathroom, 2,565 sqft

Single Family on 0.00 Acres

232 - Idlewood/Lackner Woods, Kitchener, Ontario

Welcome to 34 Georgina Crescent, Kitchener: a beautifully maintained legal duplex raised bungalow located in the highly sought-after Lackner Woods neighbourhood. This home is Nestled on a quiet court, featuring charming curb appeal with a manicured front yard and a brick exterior. With parking for up to 5 vehicles (1.5 garage + 4 driveway), it's ideal for families or multi-generational living. Step inside and you'll immediately notice the bright, open-concept layout and carpet-free design. Renovated in 2021, the main floor boasts modern finishes, including upgraded flooring. The kitchen is equipped with stainless steel appliances, quartz countertops, sleek cabinetry and plenty of storage. Just off the kitchen, the dining area is the perfect spot for family meals and lasting memories, while the spacious living room offers an airy, sun-filled atmosphere, ideal for hosting game nights, movie marathons, or cozy gatherings. The main level also includes 3 generously sized bedrooms, each with ample closet space and a stylish 4pc bathroom featuring a glass tub enclosure. Convenience is key with laundry located right beside the bathroom. The lower level is a fully finished legal basement apartment. It includes 2 spacious bedrooms, a modern 3pc bathroom, its own kitchen with all appliances, dining area and a large recreation room with an additional den space. With separate laundry, Separate Electrical panels and its own walk-in access directly from the



driveway, this suite functions as a completely independent living space. Outside, the property continues to impress with a fully fenced, oversized backyard with an expansive deck, provides endless possibilities. The location is truly unbeatable, this home is within walking distance to top-rated schools, trails, Parks, shopping, restaurants and quick highway access. This property is perfect for families, investors or those seeking a multi-generational living. Donâ€™t miss your chance to own this gem, Book your showing Today! (id:6289)

Built in 1981

Essential Information

Listing #	40776753
Price	\$799,900
Bedrooms	5
Bathrooms	2.00
Square Footage	2,565
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	34 Georgian Crescent
Subdivision	232 - Idlewood/Lackner Woods
City	Kitchener
Province	Ontario
Postal Code	N2B3N9

Amenities

Amenities	Airport, Park, Playground, Public Transit, Schools, Shopping
Utilities	Cable, Natural Gas
Features	Conservation/green belt, Paved driveway, In-Law Suite
Parking Spaces	5

Parking	Attached Garage
# of Garages	1

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
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Listing Details

Listing Office	RE/MAX Twin City Realty Inc.
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