

# \$1,050,000 - 313 Pine Valley Drive, Kitchener

MLS® #40777412

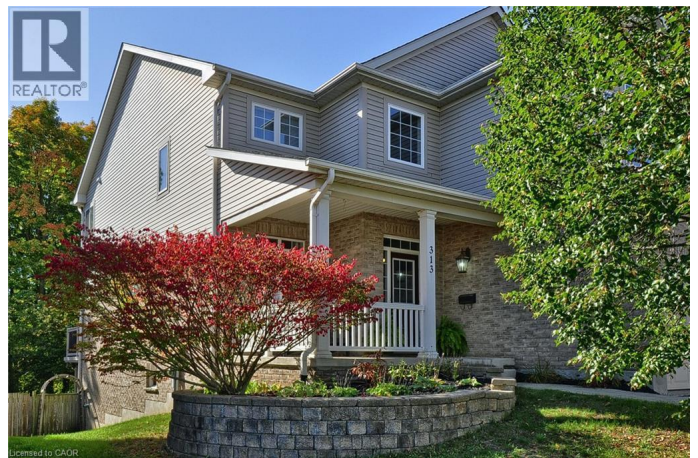
**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 2,800 sqft

Single Family on 0.00 Acres

335 - Pioneer Park/Doon/Wyldwoods,  
Kitchener, Ontario

Welcome to 313 Pine Valley Drive –  
Featuring a Separate Entrance and No Rear  
Neighbours! Nestled on a quiet, tree-lined  
street in the heart of Doon Creek, this  
beautifully maintained home blends generous  
living space with the charm of a mature,  
family-friendly neighbourhood. Step inside  
from the inviting covered porch and you™re  
greeted by a bright, welcoming foyer, a  
stunning hardwood staircase, and a  
carpet-free main floor designed for everyday  
living and effortless entertaining. The spacious  
living and dining area is filled with natural light,  
while the open-concept eat-in kitchen –  
complete with a gas stove – flows  
seamlessly into a cozy family room with rich  
hardwood floors, a gas fireplace, and  
expansive windows overlooking the private  
backyard. Step through the patio doors and  
discover your own outdoor retreat – a large  
deck perfect for gatherings, complete with a  
built-in BBQ gas line, retractable power  
awning, and hot tub for those warm summer  
days. With no rear neighbours and direct  
access to scenic greenspace and walking  
trails, you™ll enjoy peaceful views and  
year-round privacy. The main level also  
features a dedicated home office, an updated  
powder room, and a convenient  
laundry/mudroom with garage access.  
Upstairs, four generous bedrooms await,  
including a spacious primary suite with an  
oversized walk-in closet and a relaxing ensuite



with a corner tub and separate shower. A second full bath serves the additional bedrooms, one of which boasts vaulted ceilings and cheater ensuite access â€” ideal for family or guests. The walkout lower level with separate entrance, large windows, and direct backyard access offers endless possibilities for a future recreation room, home gym, or in-law suite. With recent updates including a new roof (2020) and furnace (2018), this home is truly move-in ready â€” just steps from excellent schools, parks, amenities, and transit. (id:6289)

### Essential Information

Listing #	40777412
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,800
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

### Community Information

Address	313 Pine Valley Drive
Subdivision	335 - Pioneer Park/Doon/Wyldwoods
City	Kitchener
Province	Ontario
Postal Code	N2P2V5

### Amenities

Amenities	Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Conservation/green belt, Automatic Garage Door Opener
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

## Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer, Hood Fan, Window Coverings, Garage door opener, Hot Tub
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

## Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office      KINDRED HOMES REALTY INC., BROKERAGE



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