

\$1,015,000 - 81 Fifth Avenue, Kitchener

MLS® #40779122

\$1,015,000

4 Bedroom, 4.00 Bathroom, 3,123 sqft

Single Family on 0.00 Acres

327 - Fairview/Kingsdale, Kitchener, Ontario

Step into this beautifully crafted, custom-built legal duplex that perfectly blends modernity with thoughtful, functional design and income potential. Built only 3 years ago, this modern stunner spans over 3,100 sq. ft. total space and offers the flexibility to comfortably share space with extended family or benefit from a mortgage helper—while maintaining privacy with separate entrances. The main floor features a bright, open-concept layout anchored by a large island, stainless steel appliances, sleek cabinetry, and a generous walk-in pantry. 9'™ ceilings, upgraded 8'™ doors, and 8'™ baseboards elevate the living space with a refined finish. Upstairs, you'll find three spacious bedrooms, upper-level laundry, and a large family room that opens onto a glass balcony. The primary bedroom includes a luxurious ensuite with a freestanding bathtub, sauna, and walk-in tiled shower. Outside, the rear yard features a concrete patio and walkway and can easily be subdivided into a fully fenced yard. The lower-level unit which is over 1,000 sq. ft. has an excavated garage for extra space, a separate furnace and ductwork, a large bedroom with oversized windows, a tiled shower, private laundry, and a full kitchen. The party wall has upgraded insulation, Sonopan soundproofing with resilient channel on all levels. Built with intention, high-end finishes, and quality throughout, this home is perfect for families or buyers seeking a smart investment in a family-friendly community—close to



highway access, schools, shopping, and parks. (id:6289)

Essential Information

Listing #	40779122
Price	\$1,015,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	3,123
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	81 Fifth Avenue
Subdivision	327 - Fairview/Kingsdale
City	Kitchener
Province	Ontario
Postal Code	N2C1P5

Amenities

Amenities	Hospital, Shopping, Ski area
Parking Spaces	3
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stone
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Listing Details

Listing Office

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