

\$599,900 - 552 Courtland Avenue E, Kitchener

MLS® #40784453

\$599,900

4 Bedroom, 3.00 Bathroom, 1,618 sqft

Multi-family on 0.00 Acres

311 - Downtown/Rockway/S. Ward, Kitchener, Ontario

OPPORTUNITY KNOCKS for an Investor or, live on the main floor, and collect rent from the Upper unit to help pay for the mortgage!. Large Duplex located in Central Kitchener, 2x2 BR Unit. Home is currently vacant, needs some TLC but offers a great opportunity to renovate and charge market rents. Main floor Unit has a bright and spacious Living room with laminate flooring, 2 Bedrooms, 4pc Bath with linen closet, eat-in Kitchen, Laundry area, and walk-out to a partially fenced yard with deck. The primary Bedroom features bi-fold sliding barn closet doors, and gleaming floors. The second Bedroom offers space for an in-home office, or Den, and is a great place to curl up to read a book. Downstairs has a Rec room, additional room, a 3pc Bath, storage and a Bar area. The Upstairs unit has 2 Bedrooms, eat-in Kitchen, 4pc Bath, Living room, and hook-up for laundry. This home is located on a good sized lot (67 x 108 ft). Current Zoning (SGA-1) may allow for some future development. Great expressway access. (id:6289)

Built in 1953

Essential Information

Listing #	40784453
Price	\$599,900
Bedrooms	4



Bathrooms	3.00
Square Footage	1,618
Acres	0.00
Year Built	1953
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	552 Courtland Avenue E
Subdivision	311 - Downtown/Rockway/S. Ward
City	Kitchener
Province	Ontario
Postal Code	N2G2W8

Amenities

Amenities	Golf Nearby, Park, Place of Worship, Public Transit, Schools, Shopping
Features	Sump Pump
Parking Spaces	6

Interior

Appliances	Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Foundation	Poured Concrete

Listing Details

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