

\$775,000 - 40 Kitimat Crescent, Aurora (aurora Heights)

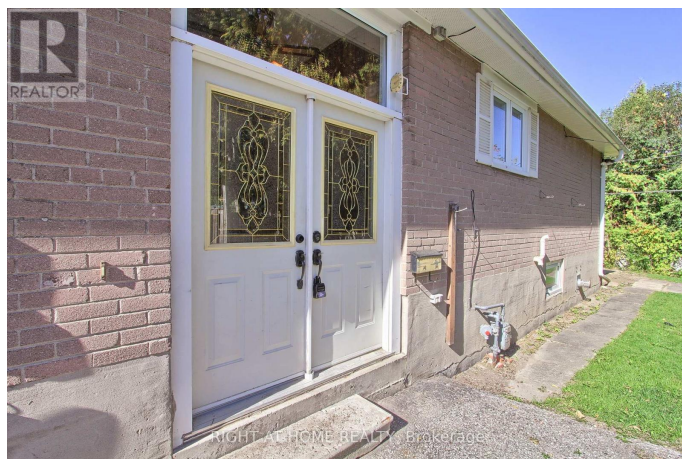
MLS® #N12448560

\$775,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Aurora Heights, Aurora (aurora Heights),
Ontario

Welcome to 40 Kitimat, a delightful bungalow nestled in a serene neighbourhood of Aurora, where comfort meets convenience. This home is an ideal haven for families or those looking to downsize. Step inside to discover a spacious main level that has been freshly painted, providing a bright and inviting atmosphere. The natural light flows seamlessly through the open layout, enhancing the warm ambiance of the home. Hardwood floors extend throughout the living spaces, delivering both style and durability. The bathroom features a walk-in bathtub, providing a luxurious retreat for relaxation. Whether you're winding down after a long day or enjoying a soothing soak, this feature ensures comfort and ease of accessibility. The primary bedroom offers a private deck, ideal for sipping your morning coffee or unwinding with a good book. For the gardening enthusiast or those needing extra storage, this property includes three garden sheds. These versatile spaces are perfect for storing tools or outdoor equipment. Families will appreciate the proximity to A.H Public School and Aurora High School, making morning drop-offs and pickups a stress-free experience. With a bus route just steps away and the Go Train Station nearby, commuting to work or exploring the Greater Toronto Area is incredibly convenient. Enjoy a wealth of recreational opportunities with the Aurora Recreation Centre, Machell Park, and Aurora Town Park, all within easy



reach. Whether you're looking to walk, bike, or simply enjoy the outdoors, this location has it all. (id:6289)

Essential Information

Listing #	N12448560
Price	\$775,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	40 Kitimat Crescent
Subdivision	Aurora Heights
City	Aurora (aurora Heights)
Province	Ontario
Postal Code	L4G3C3

Amenities

Amenities	Schools, Place of Worship, Public Transit, Fireplace(s)
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Dryer, Stove, Washer, Window Coverings, Refrigerator
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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Lot Description	25.4 x 110 FT
Foundation	Block

Listing Details

Listing Office	RIGHT AT HOME REALTY
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