

\$400,000 - 103 - 4640 Kimbermount Avenue, Mississauga (central Erin Mills)

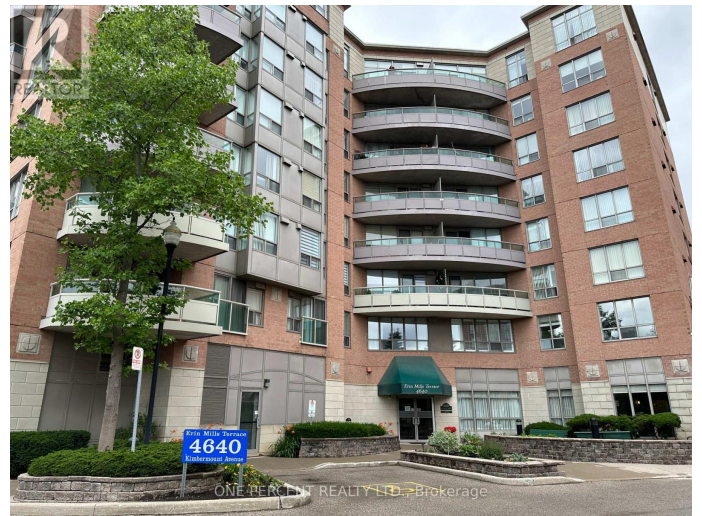
MLS® #W12308926

\$400,000

1 Bedroom, 2.00 Bathroom,
Single Family

Central Erin Mills, Mississauga (central Erin Mills), Ontario

Stunning 1-Bedroom Ground Floor Unit in Amica Erin Mills! This beautifully upgraded ground-floor unit offers comfort, security, and vibrant community living in an adult lifestyle residence. 65+ building features a full-time live-in superintendent and access to Amica's renowned Health & Vitality services, including optional dining, fitness and wellness programs tailored for seniors. The monthly maintenance fee includes heat, water, cable TV, high-speed internet, and more. Underground parking and a locker are included for added convenience. Totally upgraded unit has new vinyl flooring, stainless steel appliances, quartz countertops, fresh paint, and modern light fixtures throughout. The open-concept layout with 9-ft ceilings enhances the spacious feel, while the primary bedroom features a 3-piece ensuite with a walk-in tub for added safety and comfort. Prime location close to Credit Valley Hospital, Erin Mills Town Centre, major grocery stores, restaurants, libraries, public transit, and highways. Ideal for those looking to downsize or retire, this rarely offered unit in a well-managed building is a perfect opportunity. Don't miss out book your visit today and make it yours! PS: THIS IS AN ADULT-LIVING BUILDING. RESIDENTS MUST BE 65+ YEARS OLD AND BOARD APPROVAL IS REQUIRED. (AGE RESTRICTION DOES NOT APPLY TO THE



PURCHASER OR CAREGIVER.)IF THIS REQUIREMENT DOES NOT FIT YOUR CLIENTS NEEDS, PLEASE CANCEL THE SHOWING IMMEDIATELY. THE CURRENT RESIDENTS ARE ELDERLY, AND IT IS DIFFICULT FOR THEM TO PREPARE THE UNIT FOR VIEWINGS. LAST-MINUTE CANCELLATIONS HAVE BEEN VERY DISAPPOINTING FOR THEM. (id:6289)

Essential Information

Listing #	W12308926
Price	\$400,000
Bedrooms	1
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	103 - 4640 Kimbermount Avenue
Subdivision	Central Erin Mills
City	Mississauga (central Erin Mills)
Province	Ontario
Postal Code	L5M5W6

Amenities

Amenities	Hospital, Place of Worship, Public Transit, Party Room, Visitor Parking, Recreation Centre, Exercise Centre, Storage - Locker
Features	Cul-de-sac, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dishwasher, Dryer, Microwave, Oven, Range, Washer, Refrigerator
Heating	Electric Heat Pump

Cooling Central air conditioning

Exterior

Exterior Brick, Concrete

Listing Details

Listing Office ONE PERCENT REALTY LTD.



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