

\$774,900 - 63 Grand Flats Trail, Kitchener

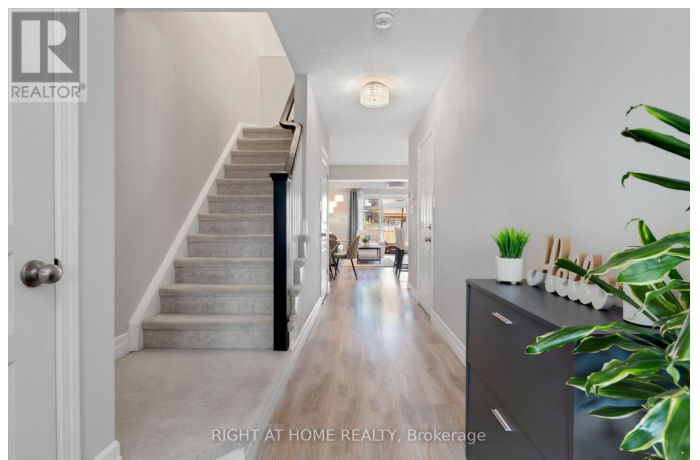
MLS® #X12352623

\$774,900

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Whether you're upsizing, downsizing, or simply ready for a change, this home offers the perfect balance of comfort and lifestyle. Welcome to 63 Grand Flats Trail a home that blends modern finishes with the calm of nature. Step inside to a bright, open-concept layout designed for everyday living and easy entertaining. The sleek white kitchen features quartz countertops, stainless steel appliances, and a large island that's perfect for casual meals or hosting friends. Sunlight fills the main floor, leading you out to a private backyard patio with dining space, a green lawn, and plenty of room to unwind or play. Upstairs, the spacious primary suite offers a cozy retreat, while additional bedrooms provide flexibility for guests, family, or a home office. The fully finished basement expands your options even further whether you're envisioning movie nights, a playroom, or a home gym. What makes this property truly special is its setting. Just steps from the Grand River and the Walter Bean Trail, you'll have access to over 25 km of scenic pathways for walking, biking, or simply enjoying the beauty of the seasons. Parks, playgrounds, splash pads, and canoe launches are all nearby, giving you endless opportunities for outdoor recreation. Set in a quiet and welcoming community, yet only minutes from shopping, schools, and downtown Kitchener, this home offers the perfect mix of tranquility and convenience. Whether you're sipping coffee on the patio or taking sunset walks along the river, 63 Grand



Flats Trail is more than just a house its the start of your next chapter. (id:6289)

Essential Information

Listing #	X12352623
Price	\$774,900
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	63 Grand Flats Trail
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2A0J8

Amenities

Amenities	Park, Public Transit, Schools
Features	Sump Pump
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Water Heater, Water purifier, Water softener, Water Treatment, Dishwasher, Dryer, Humidifier, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Lot Description	22 x 100.9 FT
Foundation	Concrete

Listing Details

Listing Office	RIGHT AT HOME REALTY
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Listing information last updated on October 25th, 2025 at 11:16am PDT