

\$645,000 - E-31 - 110 Activa Avenue, Kitchener

MLS® #X12368436

\$645,000

4 Bedroom, 3.00 Bathroom,
Single Family

N/A, Kitchener, Ontario

Experience the charm of this sunlit 3+1 bedroom townhouse in Laurentian Hills. Perfect for first-time home buyers, young professionals, and families, this home revels in natural light, providing stunning views of both sunrise and sunset. Its prime location near top schools, shopping centers, major highways, trails, and public transit ensures convenience and accessibility. The property boasts an open-concept kitchen with a built-in water filter, brand-new dishwasher, main-floor laundry, and a spacious living area with direct backyard access. Step onto the freshly painted two-tier deck and enjoy quality family time overlooking the protected Borden Wetlands offering serene nature views and lasting privacy. The luxury continues with a Jacuzzi in the bathroom. The light-filled basement includes a large 3-piece bathroom with a tiled shower, a breakfast area, and storage, along with a versatile room currently used as a bedroom providing flexibility for guests, a home office, or a private retreat (basement not retrofit). . THIS PROPERTY HAS ONE ADDITIONAL PARKING SPACE PURCHASED SEPARATELY. THE MAINTENANCE IS \$210.00 +EXTRA PARKING IS \$16.16. (id:6289)



Essential Information

Listing #	X12368436
Price	\$645,000

Bedrooms	4
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

Community Information

Address	E-31 - 110 Activa Avenue
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2E4K4

Amenities

Amenities	Park, Public Transit, Schools, Visitor Parking
Features	Ravine, Conservation/green belt
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water purifier, Water softener, Blinds, Dishwasher, Dryer, Garage door opener, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
----------	---------------------

Listing Details

Listing Office	HOMELIFE/MIRACLE REALTY LTD
----------------	-----------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 10:46am PDT