

# \$710,000 - 38 Fairlawn Road, Kitchener

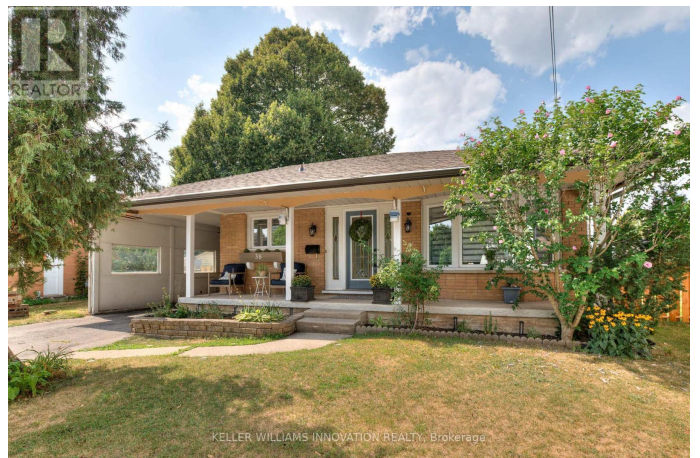
MLS® #X12403551

**\$710,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Say hello to Say hello to 38 Fairlawn Rd, where the essence of warmth and comfort greets you upon entering this meticulously maintained home. Generously spacious, this residence is designed for daily life, relaxation and entertainment. The living room sets the stage for family fun and memorable movie nights, creating the perfect atmosphere for quality time together. The main bathroom has been recently renovated with stylish taste. The main level boasts three great-sized bedrooms, easily accessible and offering comfort and privacy. The separate designated dining area mates with the favorable kitchen layout and provides ample storage space for creating delicious meals and hosting gatherings. Venture to the lower level through the separate entrance, where you'll find a fully functioning kitchen, additional bathroom, bedroom, and flexible living space. This setup provides an excellent investment opportunity ideal for extended family living or generating rental income to help offset your mortgage. Step outside to the massive backyard, a private retreat with a gazebo and greenspace. Located in the desirable Fairview/Kingsdale neighbourhood, this home offers unmatched lifestyle convenience: walk to Fairview Park Mall, community centres, parks, and restaurants. Families will appreciate access to excellent nearby schools, while commuters will love the quick connection to Highway 7/8 and the 401. Transit, shopping, and recreation are all just minutes away, making this a rare blend



of comfort, opportunity, and convenience.  
(id:6289)

**Essential Information**

|           |               |
|-----------|---------------|
| Listing # | X12403551     |
| Price     | \$710,000     |
| Bedrooms  | 4             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |
| Style     | Bungalow      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 38 Fairlawn Road |
| Subdivision | N/A              |
| City        | Kitchener        |
| Province    | Ontario          |
| Postal Code | N2C1X9           |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Place of Worship, Public Transit |
| Features       | In-Law Suite                     |
| Parking Spaces | 4                                |
| Parking        | Carport, Garage                  |
| # of Garages   | 2                                |

**Interior**

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Water Heater, Water softener, Water meter, Dishwasher, Oven, Hood Fan, Range, Window Coverings, Refrigerator |
| Heating      | Natural gas Forced air                                                                                       |
| Cooling      | Central air conditioning                                                                                     |
| # of Stories | 1                                                                                                            |
| Has Basement | Yes                                                                                                          |

**Exterior**

|                 |                 |
|-----------------|-----------------|
| Exterior        | Brick           |
| Lot Description | 39.9 x 128.8 FT |

Foundation

Poured Concrete

## Listing Details

Listing Office

KELLER WILLIAMS INNOVATION REALTY



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Listing information last updated on October 27th, 2025 at 9:46am PDT