

\$700,000 - 62 Greendale Crescent, Kitchener

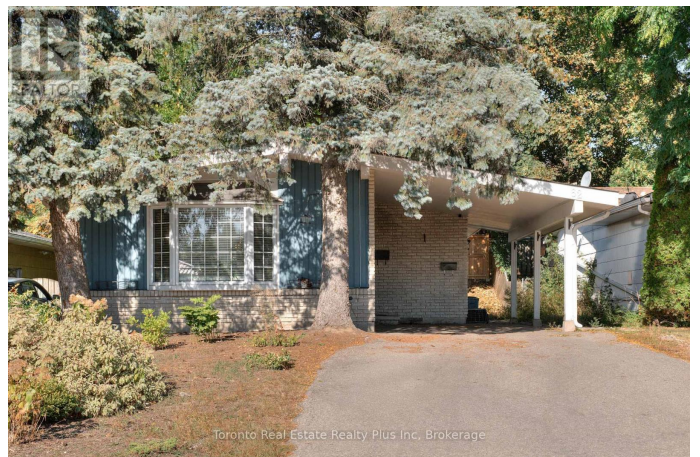
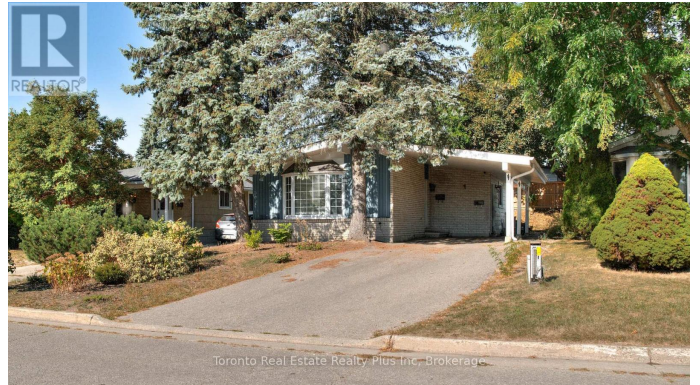
MLS® #X12418052

\$700,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Finding a property that checks the boxes for both investors and primary homeowners is rare in today's market but 62 Greendale Crescent in the heart of Kitchener does just that. This legally permitted duplex offers a world of opportunity, whether you're an investor seeking solid returns or a homeowner looking for a mortgage helper. With two self-contained units, it delivers flexibility, income potential, and a layout designed to suit a wide variety of needs. Step through the front door into the upper unit, where soaring cathedral ceilings and abundant natural light create a warm and inviting living space. The galley-style eat-in kitchen is perfectly set up for family dinners or tenant gatherings, with plenty of room for meal prep, conversation, and connection. Two spacious bedrooms and a full four-piece bath round out this level, offering the versatility of private sleeping quarters, a home office, or shared living for tenants. The lower unit is equally impressive, with both interior and exterior access for convenience. A generous living room and kitchen provide comfort and function, while two large bedrooms make the space highly desirable for tenants or extended family. With rental income potential between \$1,900 and \$2,200 per month, this suite significantly offsets costs and strengthens the investment model. Outside, the backyard provides a peaceful, low-maintenance retreat, perfect for entertaining, family barbecues, or simply enjoying the outdoors. Whether you're seeking



a property to grow your portfolio or a home that makes ownership more affordable, 62 Greendale Crescent delivers on both fronts with style, function, and long-term value.
(id:6289)

Essential Information

Listing #	X12418052
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	62 Greendale Crescent
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2A2R6

Amenities

Parking Spaces	5
Parking	Carport, No Garage
# of Garages	1

Interior

Appliances	Water softener, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Aluminum siding, Brick
Lot Description	40 x 100 Acre
Foundation	Poured Concrete

Listing Details

Listing Office Toronto Real Estate Realty Plus Inc



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