

\$799,900 - 34 Georgian Crescent, Kitchener

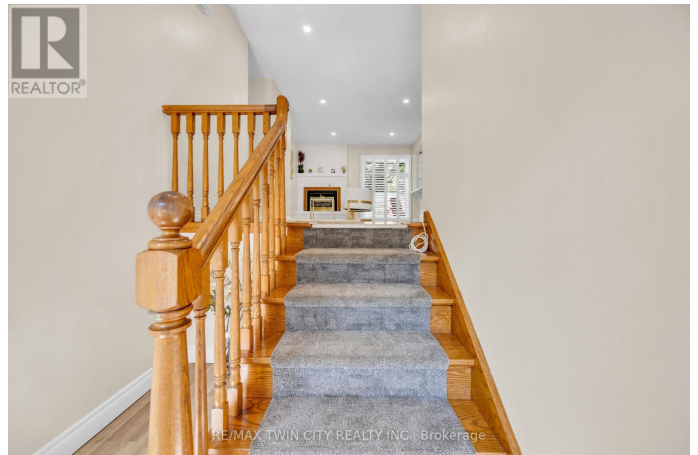
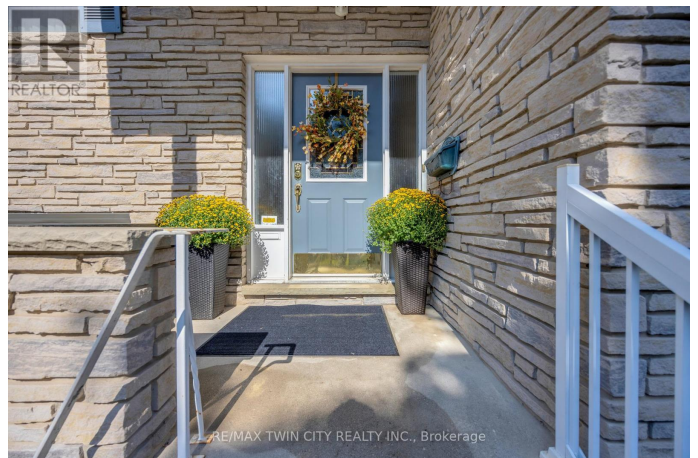
MLS® #X12449274

\$799,900

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Welcome to 34 Georgina Crescent, Kitchener: a beautifully maintained legal duplex raised bungalow located in the highly sought-after Lackner Woods neighbourhood. This home is Nestled on a quiet court, featuring charming curb appeal with a manicured front yard and a brick exterior. With parking for up to 5 vehicles (1.5 garage + 4 driveway), its ideal for families or multi-generational living. Step inside and you'll immediately notice the bright, open-concept layout and carpet-free design. Renovated in 2021, the main floor boasts modern finishes, including upgraded flooring. The kitchen is equipped with stainless steel appliances, quartz countertops, sleek cabinetry and plenty of storage. Just off the kitchen, the dining area is the perfect spot for family meals and lasting memories, while the spacious living room offers an airy, sun-filled atmosphere, ideal for hosting game nights, movie marathons, or cozy gatherings. The main level also includes 3 generously sized bedrooms, each with ample closet space and a stylish 4pc bathroom featuring a glass tub enclosure. Convenience is key with laundry located right beside the bathroom. The lower level is a fully finished legal basement apartment. It includes 2 spacious bedrooms, a modern 3pc bathroom, its own kitchen with all appliances, dining area and a large recreation room with an additional den space. With separate laundry, Separate Electrical panels and its own walk-in access directly from the driveway, this suite functions as a completely



independent living space. Outside, the property continues to impress with a fully fenced, oversized backyard with an expansive deck, provides endless possibilities. The location is truly unbeatable, this home is within walking distance to top-rated schools, trails, Parks, shopping, restaurants and quick highway access. This property is perfect for families, investors or those seeking a multi-generational living. Dont miss your chance to own this gem, Book your showing Today! (id:6289)

Essential Information

Listing #	X12449274
Price	\$799,900
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	34 Georgian Crescent
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2B3N9

Amenities

Features	Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick
Lot Description	52 x 100 FT
Foundation	Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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