

\$895,000 - 326 Seabrook Drive, Kitchener

MLS® #X12461413

\$895,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Truly a meticulously maintained home - and not just the saying! Proudly owned and cared for by the original owner, this sun-filled detached home with a double garage is located in one of Kitchener's most family-friendly neighbourhoods. Built in 2017, it offers a bright, open-concept layout enhanced by pot lights throughout the main floor and basement. The upgraded kitchen features quartz countertops, a large island with undermounted sink and pendant lighting, stainless-steel appliances including a gas range, and chef-style cabinetry with deep pot-and-pan drawers. The dining and living areas flow seamlessly, creating the perfect setting for gatherings and everyday living. Upgraded oak stairs lead to a carpet-free second floor finished in hardwood, offering three spacious bedrooms and a versatile family room that can easily be converted into a 4th bedroom (closet space already designed). The primary bedroom includes a walk-in closet and private ensuite with quartz vanity. The finished basement adds even more living space with a large recreation area, pot lights, and a convenient two-piece washroom. Additional highlights include upgraded lighting fixtures throughout and a charming wrap-around covered front porch - perfect for morning coffee or evening relaxation. Enjoy multiple outdoor areas deck, patio, and courtyard - ideal for entertaining or quiet evenings. Nearby, the renowned Huron Natural Area offers 100+ hectares of wetlands,



forest trails, ponds, and lookout points, with educational 'EcoPosts' along popular trail loops like the Huron and Forest Trails. Convenient access to the Conestoga Parkway, Highway 8, and 401 makes commuting easy while keeping you close to nature, schools, and parks. (id:6289)

Essential Information

Listing #	X12461413
Price	\$895,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	326 Seabrook Drive
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2R0L8

Amenities

Amenities	Schools, Park, Public Transit
Features	Carpet Free
Parking Spaces	4
Parking	Garage
# of Garages	1

Interior

Appliances	Water Heater, Dishwasher, Dryer, Freezer, Stove, Washer, Water softener, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Has Basement Yes

Exterior

Exterior Brick

Lot Description 42.9 x 90.4 FT

Listing Details

Listing Office RE/MAX ROUGE RIVER REALTY LTD.



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