

\$674,900 - 84 Avalon Place, Kitchener

MLS® #X12483227

\$674,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

N/A, Kitchener, Ontario

Beautifully Renovated 5-Bed, 4-Bath All-Brick Home in Prime Forest Hill Location! Welcome to this fully renovated, turn-key all-brick home sitting on a generous 50' x 106' lot, ideally located in the desirable Forest Hill neighbourhood. With 5 bedrooms, 4 bathrooms, and 2 full kitchens, this home offers exceptional flexibility for families, investors, or multigenerational living. Step inside to a bright and modern open-concept layout, where the living, dining, and kitchen areas flow seamlessly perfect for everyday living and entertaining. The main floor features stylish finishes, a spacious ensuite bedroom, and an elegant 2-piece powder room. Upstairs, you'll find 2 additional bedrooms, while the fully finished basement offers 2 bedrooms, a full bath, an additional 2-piece bath, and a second full kitchen ideal for an in-law suite, guest quarters, or potential rental income. Major Upgrades Include: New roof, flooring, appliances, and windows throughout (2025), New AC (2025), furnace (2016), electrical (2016), Owned Tankless hot water, water softener, and RO system (2016), Stylish pot lights, fresh paint, and sump pump (2025). Enjoy a private backyard ready for your personal touch, along with a single-car garage that offers potential for conversion into an ADU (Additional Dwelling Unit) for future expansion or rental income and live just steps from Forest Hill Public School, pre-schools, parks, walking trails, and places of worship. You'll love the convenience of nearby shopping, public



transit, and quick access to Hwy 7/8 and St. Marys Hospital. This home offers exceptional value, versatile living spaces, and is nestled in a warm, family-friendly community. Whether you're a savvy investor, a growing family, or simply in need of additional space for extended family or guests, this property truly checks all the boxes and a welcoming community setting. (id:6289)

Essential Information

Listing #	X12483227
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	84 Avalon Place
Subdivision	N/A
City	Kitchener
Province	Ontario
Postal Code	N2M4N7

Amenities

Amenities	Public Transit, Schools
Parking Spaces	7
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Brick, Stone
Lot Description	49.1 x 106.8 FT
Foundation	Concrete

Listing Details

Listing Office	RE/MAX REAL ESTATE CENTRE INC.
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