



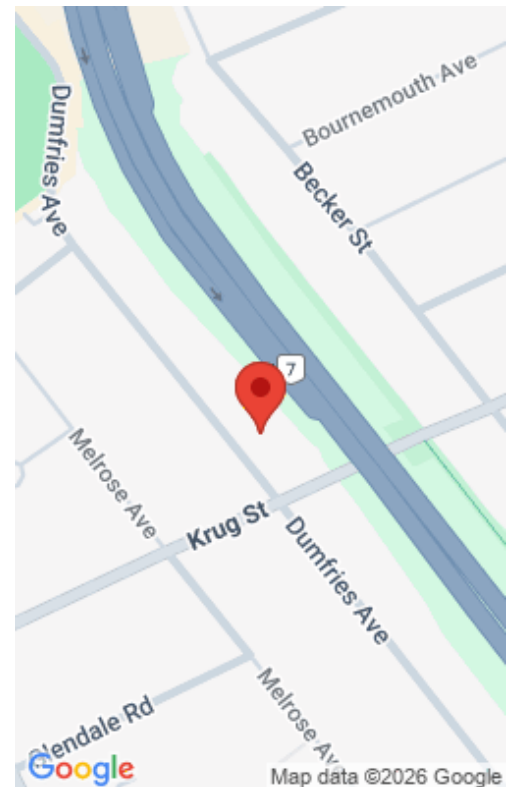
**\$815,000**

## **294 DUMFRIES AVE, KITCHENER, ON N2H 2E8, CANADA**

<https://krealitypros.com>

Are you an investor looking for a LEGAL DUPLEX? Are you looking for a MULTI-GENERATIONAL HOME or MORTGAGE-HELPER? Welcome to 296 Dumfries Avenue, a solid all-brick legal duplex ranch bungalow on a large 60' x 135' fenced lot in a quiet, family-friendly neighbourhood. This property offers flexibility, income potential, and peace of mind with key [...]

- 6 beds
- 2 baths
- Duplex Up/Down
- Residential Income
- Active
- 1516 sq ft



---

## Building Details

**Number Of Units Total:** 2  
**StoriesTotal:** 1  
**Covered Spaces:** 1  
**Garage Spaces:** 1

**Building Area Total:** 3032 sq ft  
**Parking Features:** Attached Garage  
**Construction Materials:** Brick  
**Roof:** Asphalt Shing

---

## Amenities & Features

**Water Source:** Municipal  
**Appliances:** Water Softener, Dishwasher, Dryer, Refrigerator, Stove, Washer  
**Sewer:** Sewer (Municipal)  
**Cooling:** Central Air  
**Attached Garage Yes/ No:** 1  
**Heating:** Forced Air, Natural Gas

