



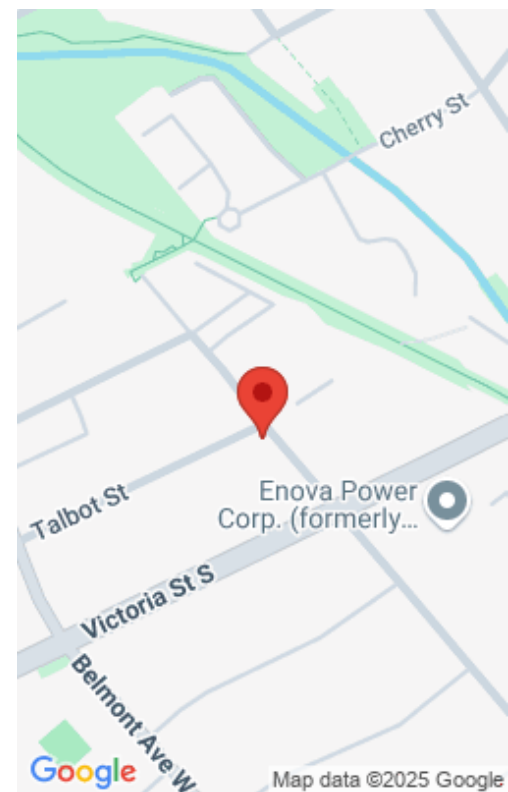
**\$579,000**

## **305 PATRICIA AVE, KITCHENER, ON N2M 1K2, CANADA**

<https://krealtypros.com>

Discover this bright and spacious single detached home, featuring 3 generously sized bedrooms and 2 full bathrooms. The basement includes a flexible bonus area—ideal for a home office, yoga studio, or creative workspace. Located on a sunny corner lot at Patricia Avenue and Talbot Street, the home is filled with natural light all day long. [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1170 sq ft



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## Building Details

<b>Building Area Total:</b> 1598 sq ft	<b>Security Features:</b> Smoke Detector
<b>Construction Materials:</b> Vinyl Siding, Other	<b>Roof:</b> Asphalt Shing

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## Amenities & Features

<b>Water Source:</b> Municipal	<b>Patio &amp; Porch Features:</b> Porch
<b>Architectural Style:</b> Two Story	<b>Appliances:</b> Water Heater, Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer
<b>Sewer:</b> Sewer (Municipal)	<b>Cooling:</b> Central Air
<b>Interior Features:</b> Ceiling Fan(s)	<b>Heating:</b> Forced Air, Natural Gas
<b>Frontage Type:</b> West	

