



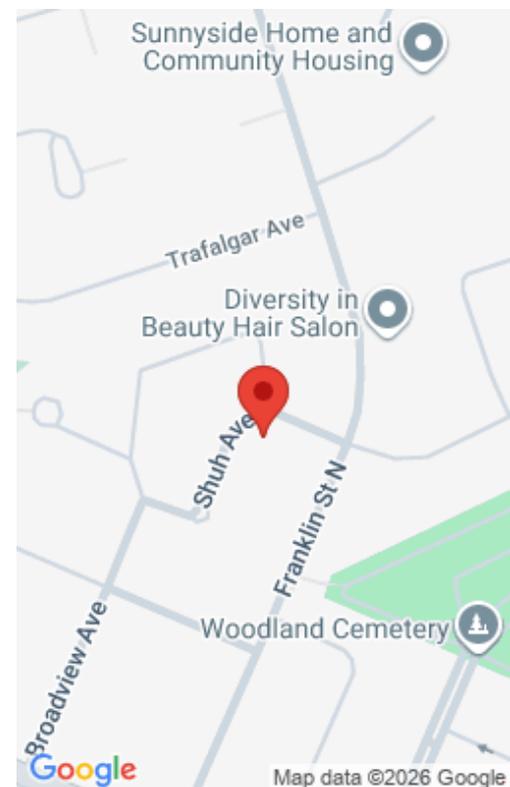
**\$799,900**

## **45 SHUH AVE, KITCHENER, ON N2A 2Y1, CANADA**

<https://krealtypros.com>

Pristine 4 level side split in exclusive and highly desired enclave of homes! This 3 bedroom gem has been meticulously maintained, updated and loved by the same family for over 40 years. Large main floor foyer with travertine floors has access to garage and conveniently located laundry room. The main level is open concept, carpet [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1394.61 sq ft



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## Building Details

**Building Area Total: 1741.61** **Parking Features:** Attached Garage, Garage Door Opener, Asphalt, Built-In, Inside Entry

**Covered Spaces:** 1

**Construction Materials:** Brick Veneer, Vinyl Siding

**Garage Spaces:** 1

**Roof:** Asphalt Shing

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## Amenities & Features

**Water Source:** Municipal

**Patio & Porch Features:** Deck, Patio

**Architectural Style:** Sidesplit

**Appliances:** Water Softener, Built-in Microwave, Dishwasher, Dryer, Refrigerator, Stove, Washer

**Pool Features:** In Ground

**Sewer:** Sewer (Municipal)

**Exterior Features:** Landscaped

**Cooling:** Central Air

**Attached Garage Yes/ No:** 1

**Interior Features:** Central Vacuum, Auto Garage Door Remote(s)

**Heating:** Fireplace-Gas, Forced Air

**Frontage Type:** East

**Fireplace Features:** Family Room, Gas

