



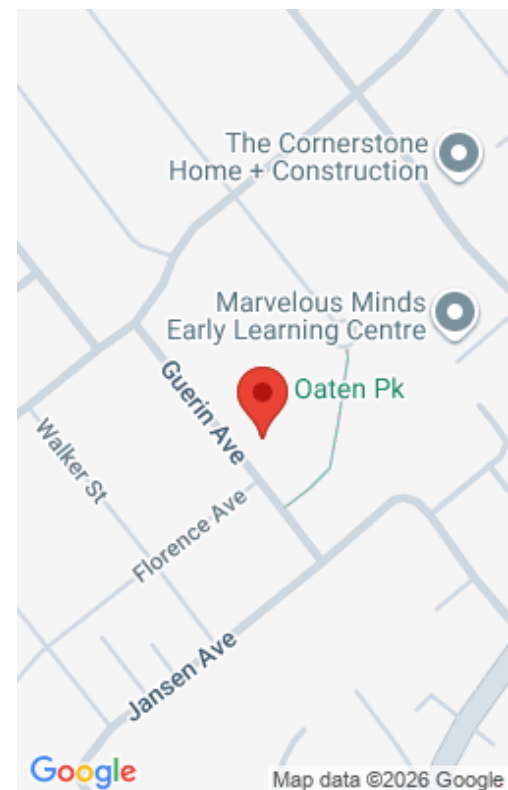
**\$604,900**

## **46 GUERIN AVE, KITCHENER, ON N2A 1S8, CANADA**

<https://krealtypros.com>

Beautifully FINISHED AND MOVE-IN READY, this FREEHOLD townhome with 3 Bedrooms and 3 Bathrooms is located in Kitchener's sought-after Centreville-Chicopee neighbourhood on a 150 ft deep Lot backing directly onto a Park. This well-maintained home offers a bright and functional layout. Main Floor offers a Modern Kitchen with Quartz Countertops, Breakfast Bar, and open-concept Living/Dining [...]

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active
- 1599 sq ft



---

## Building Details

|  |   |
|--|---|
| <b>Building Area Total:</b> 2104 sq ft             | <b>Year Built Details:</b> Town Records |
| <b>Parking Features:</b> Attached Garage, Asphalt  | <b>Covered Spaces:</b> 1                |
| <b>Construction Materials:</b> Brick, Vinyl Siding | <b>Garage Spaces:</b> 1                 |
| <b>Roof:</b> Asphalt Shing                         |   |

---

## Amenities & Features

|                                       |   |
|---------------------------------------|---|
| <b>Water Source:</b> Municipal        | <b>Patio &amp; Porch Features:</b> Deck, Enclosed |
| <b>Architectural Style:</b> Two Story | <b>Sewer:</b> Sewer (Municipal)                   |
| <b>Cooling:</b> Other                 | <b>Attached Garage Yes/ No:</b> 1                 |
| <b>Interior Features:</b> Other       | <b>Heating:</b> Forced Air, Natural Gas           |
| <b>Frontage Type:</b> East            |   |

