



**\$1,100,000**

## **467 STIRLING AVE S, KITCHENER, ON N2M 3J3, CANADA**

<https://krealitypros.com>

Exceptional opportunity to own a legal triplex generating \$7,000 in monthly rental income! This well-maintained property offers three fully self-contained units, each with its own private entrance, kitchen, and in-unit laundry, ensuring complete independence and functionality for all occupants. The home includes a spacious 3-bedroom garden suite, along with two additional bright and well-laid-out units [...]

- 9 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 1907 sq ft



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# Building Details

<b>Building Area Total:</b> 2973 sq ft	<b>Parking Features:</b> Detached Garage, Asphalt, Interlock
<b>Security Features:</b> Carbon Monoxide Detector	<b>Covered Spaces:</b> 2
<b>Construction Materials:</b> Brick	<b>Garage Spaces:</b> 2
<b>Roof:</b> Asphalt Shing	

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# Amenities & Features

<b>Water Source:</b> Municipal, Municipal-Metered	<b>Architectural Style:</b> 1.5 Storey
<b>Appliances:</b> Water Heater Owned, Dishwasher, Microwave, Range Hood, Refrigerator	<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> South

