



**\$949,900**

## **70 CHAMPLAIN CRESCENT, KITCHENER, ON N2B 2Y6, CANADA**

<https://krealtypros.com>

There is something reassuring about a home where the work has already been done, the layout makes sense, and the setting gives you room to breathe. Tucked onto a quiet crescent in Kitchener's established Heritage Park neighbourhood, this beautifully renovated raised bungalow is surrounded by wide, tree-lined streets and generous lots that create a welcome [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 1459 sq ft



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# Building Details

|                                          |                                                           |
|------------------------------------------|-----------------------------------------------------------|
| <b>Stories:</b> 1                        | <b>Building Area Total:</b> 2249 sq ft                    |
| <b>Parking Features:</b> Attached Garage | <b>View:</b> Park/Greenbelt, Trees/Woods                  |
| <b>Covered Spaces:</b> 2                 | <b>Construction Materials:</b> Brick, Stone, Vinyl Siding |
| <b>Garage Spaces:</b> 2                  | <b>Roof:</b> Metal                                        |

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# Amenities & Features

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|------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Water Source:</b> Municipal                                                           | <b>Patio &amp; Porch Features:</b> Deck |
| <b>Architectural Style:</b> Bungalow Raised                                              | <b>View Yes / No:</b> 1                 |
| <b>Appliances:</b> Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove, Washer | <b>Sewer:</b> Sewer (Municipal)         |
| <b>Exterior Features:</b> Backs on Greenbelt                                             | <b>Cooling:</b> Central Air             |
| <b>Attached Garage Yes/ No:</b> 1                                                        | <b>Interior Features:</b> None          |
| <b>Heating:</b> Forced Air, Natural Gas                                                  | <b>Frontage Type:</b> East              |
| <b>Fireplace Features:</b> Electric, Gas                                                 | <b>Fencing:</b> Full                    |

