

\$440,000 - 35 Green Valley Drive Unit# 1412, Kitchener

MLS® #40750274

\$440,000

2 Bedroom, 2.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

335 - Pioneer Park/Doon/Wyldwoods,
Kitchener, Ontario

Beautiful Corner Unit...A well-maintained and clean building, located in a quiet area of Kitchener, backing onto Grand River Conservation land with walking and biking trails along the Grand River, this immaculate corner condominium apartment boasts impressive views. With over 1,000 sq. ft., the great layout has a large, inviting foyer with a storage area next to the full double closet, a generous-sized living room with a separate dining room, wonderful for hosting friends and family, and an updated kitchen with lots of cupboard and countertop space, including undermount lighting and a pantry with pull-out drawers. The unit has two good-sized bedrooms, with the primary offering an updated two-piece Ensuite and a large walk-in closet. The home also has an updated four-piece bathroom with a soaker tub, and the in-suite laundry has an excellent large capacity LG washer and dryer with steam features. The water heater (2020) and water softener are owned, and the air conditioner was replaced in 2022. Conveniently close to schools, parks, bus stops, a recreation centre, a golf course and highway 401. It is within walking distance to a plaza with Zehrs, Shoppers Drug Mart, Tim Hortons, LCBO, TD Bank, a pet shop and more. This well-managed condo with the office staffed 7 days a week offers great amenities including a gym with a sauna and showering facilities, two lounges, a party room. Corner



views like this in a neighbourhood with lots of green space and a protected forest behind the building. Don't miss out on this wonderful opportunity. (id:6289)

Built in 1991

Essential Information

Listing #	40750274
Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,084
Acres	0.00
Year Built	1991
Type	Single Family
Sub-Type	Condominium

Community Information

Address	35 Green Valley Drive Unit# 1412
Subdivision	335 - Pioneer Park/Doon/Wyldwoods
City	Kitchener
Province	Ontario
Postal Code	N2P2A5

Amenities

Amenities	Park, Place of Worship, Public Transit, Shopping, Exercise Centre, Party Room
Features	Conservation/green belt, Paved driveway
Parking Spaces	1
Parking	Underground, Visitor Parking

Interior

Interior Features	Ceiling fans
Appliances	Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Microwave Built-in, Window Coverings
Heating	Electric Baseboard heaters
Cooling	Wall unit

of Stories 1

Exterior

Exterior Concrete
Construction Concrete block, Concrete Wa
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Twin City Realty Inc.



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