

## 23 DOON CREEK ST, KITCHENER, ON N2P 2R3, CANADA

<https://gtarealestates.com>

Welcome to 23 Down Creek Street, Kitchener, a rare legal duplex backing onto a beautiful conservation area, offering an exceptional blend of space, income potential, and lifestyle. Surrounded by nature and filled with natural light, this home is ideal for families, multi-generational living, or investors looking for a strong mortgage helper. The main residence features...

**\$1,150,000**

- 6 beds
- 4 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr



**RoomType1:** Bedroom  
**RoomLength1:** 3.68  
**RoomDimensions1:** 3.68 m X 5.44 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 4.85  
**RoomType3:** Bedroom 3  
**RoomLength3:** 3.12  
**RoomDimensions3:** 3.12 m X 4.62 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 5.46  
**RoomType5:** Laundry room  
**RoomLength5:** 1.75  
**RoomDimensions5:** 1.75 m X 2.29 m  
**RoomLevel6:** Basement  
**RoomWidth6:** 3.78  
**RoomType7:** Kitchen  
**RoomLength7:** 2.95  
**RoomDimensions7:** 2.95 m X 2.92 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 3.84  
**RoomType9:** Bedroom 5  
**RoomLength9:** 2.9  
**RoomDimensions9:** 2.9 m X 3.76 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 2.39  
**RoomType11:** Foyer  
**RoomLength11:** 1.93  
**RoomDimensions11:** 1.93 m X 4.47 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 3.51  
**RoomType13:** Living room  
**RoomLength13:** 4.27  
**RoomDimensions13:** 4.27 m X 4.6 m

**RoomLevel1:** Second level  
**RoomWidth1:** 5.44  
**RoomType2:** Bedroom 2  
**RoomLength2:** 3.1  
**RoomDimensions2:** 3.1 m X 4.85 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 4.62  
**RoomType4:** Bedroom 4  
**RoomLength4:** 5.64  
**RoomDimensions4:** 5.64 m X 5.46 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 2.29  
**RoomType6:** Bedroom  
**RoomLength6:** 2.59  
**RoomDimensions6:** 2.59 m X 3.78 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 2.92  
**RoomType8:** Recreational, Games room  
**RoomLength8:** 2.77  
**RoomDimensions8:** 2.77 m X 3.84 m  
**RoomLevel9:** Basement  
**RoomWidth9:** 3.76  
**RoomType10:** Dining room  
**RoomLength10:** 4.11  
**RoomDimensions10:** 4.11 m X 2.39 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 4.47  
**RoomType12:** Kitchen  
**RoomLength12:** 4.11  
**RoomDimensions12:** 4.11 m X 3.51 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 4.6



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## Location Details

**City:** Kitchener

**Province:** Ontario

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## Property Details

**Levels:** 2

**Stories:** 2

**FrontageLength:** 38 ft ,1 in

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## Property Features

**CommunityFeatures:** School Bus,Community Centre

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 5

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**FireplacesTotal:** 2

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** EXP REALTY

**Office ID:** 297463

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 5

**Heating:** Forced air

**Sewer:** Sanitary sewer



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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** Yes

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** School Bus, Community Centre

**Cooling:** Central air conditioning **Total Fireplaces:** 2

