

$429,000

- 3 beds
- 2 baths
- Multi-family
- Multi-family
- 1100 - 1500 sq ft

## 53 KINSEY STREET, ST. CATHARINES (WESTERN HILL), ONTARIO, CANADA, L2S1E2

https://www.gtarealestates.com

Rare opportunity to own a legal duplex in a prime St. Catharines location with vacant possession of both units. Whether you’re an investor looking to maximize rental income with market rents or a buyer seeking a mortgage helper, this property offers exceptional flexibility. The main level features a spacious 2-bedroom unit with basement access, while...

## Rooms & Units Descr

**RoomType1:** Kitchen
**RoomLength1:** 3.34
**RoomDimensions1:** 3.34 m X 3 m
**RoomLevel2:** Second level
**RoomWidth2:** 3.54
**RoomType3:** Bedroom
**RoomLength3:** 3.51
**RoomDimensions3:** 3.51 m X 3 m
**RoomLevel4:** Main level
**RoomWidth4:** 3.5
**RoomType5:** Living room
**RoomLength5:** 5.47
**RoomDimensions5:** 5.47 m X 3.55 m
**RoomLevel6:** Main level
**RoomWidth6:** 2.88
**RoomType7:** Bedroom 2
**RoomLength7:** 3.96
**RoomDimensions7:** 3.96 m X 2.9 m
**RoomLevel1:** Second level
**RoomWidth1:** 3
**RoomType2:** Living room
**RoomLength2:** 5.48
**RoomDimensions2:** 5.48 m X 3.54 m
**RoomLevel3:** Second level
**RoomWidth3:** 3
**RoomType4:** Kitchen
**RoomLength4:** 4.03
**RoomDimensions4:** 4.03 m X 3.5 m
**RoomLevel5:** Main level
**RoomWidth5:** 3.55
**RoomType6:** Bedroom
**RoomLength6:** 3.26
**RoomDimensions6:** 3.26 m X 2.88 m
**RoomLevel7:** Main level
**RoomWidth7:** 2.9

## Location Details

**City:** St. Catharines (Western Hill)
**Province:** Ontario

## Property Details

**SubdivisionName:** 458 - Western Hill
**Levels:** 1.5
**Stories:** 1.5
**FrontageLength:** 35 ft

## Property Features

**Heating:** Radiant heat
**HeatingFuel:** Natural gas
**CoolingYN:** True
**Cooling:** Window air conditioner
**ParkingTotal:** 3
**OpenParkingYN:** False
**GarageYN:** True
**AttachedGarageYN:** False
**CarportYN:** False
**PoolYN:** False
**ViewYN:** False
**WaterfrontYN:** False
**Sewer:** Sanitary sewer

## Courtesy of

**OfficeName:** EXP REALTY
**Office ID:** 289645
**ListAOR:** Toronto Regional Real Estate Board

## Building Details

**ParkingTotal:** 3
**Heating:** Radiant heat
**Sewer:** Sanitary sewer

## Amenities & Features

**Waterfront available:** No
**OpenParkingYN:** No
**AttachedGarageYN:** No
**GarageYN:** Yes
**CarportYN:** No
**PoolYN:** No
**CoolingYN:** Yes
**Cooling:** Window air conditioner