

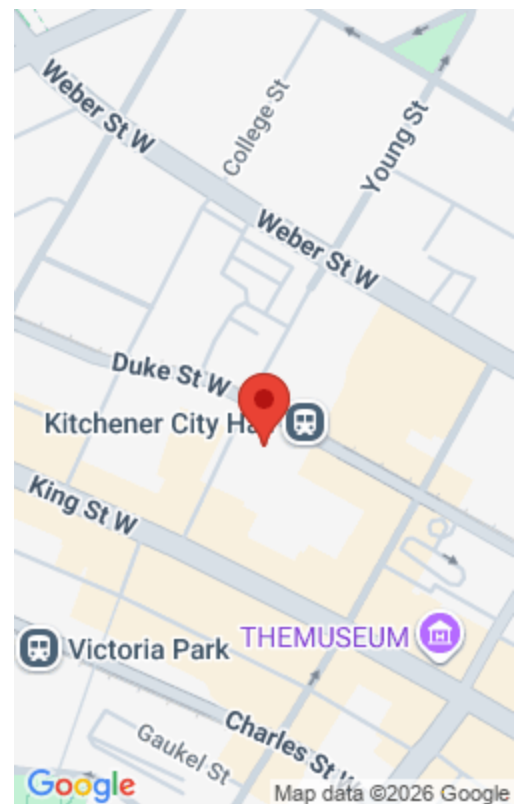
## 85 DUKE ST W #308, KITCHENER, ON N2H 0B7, CANADA

<https://www.gtarealestates.com>

Experience refined condo living in this beautifully appointed 3rd-floor suite, offering a perfect blend of style, comfort, and functionality. Featuring 2 spacious bedrooms and 2 full bathrooms, this thoughtfully designed layout is ideal for professionals, downsizers, or investors alike. The open-concept kitchen, living, and dining area is both elegant and inviting—perfect for entertaining or relaxing...

**\$460,000**

- 2 beds
- 2 baths
- Single Family
- Single Family
- 1000 - 1199 sq ft



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## Rooms & Units Descr

**UnitNumber:** 308

**RoomLevel1:** Main level

**RoomWidth1:** 2.41

**RoomType2:** Bathroom

**RoomLength2:** 2.49

**RoomDimensions2:** 2.49 m X 1.45 m

**RoomLevel3:** Main level

**RoomWidth3:** 2.82

**RoomType4:** Kitchen

**RoomLength4:** 4.39

**RoomDimensions4:** 4.39 m X 0.81 m

**RoomLevel5:** Main level

**RoomWidth5:** 4.24

**RoomType6:** Living room

**RoomLength6:** 3.28

**RoomDimensions6:** 3.28 m X 4.67 m

**RoomLevel7:** Main level

**RoomWidth7:** 5.36

**RoomType8:** Bathroom

**RoomLength8:** 3.02

**RoomDimensions8:** 3.02 m X 1.5 m

**RoomType1:** Foyer

**RoomLength1:** 3.73

**RoomDimensions1:** 3.73 m X 2.41 m

**RoomLevel2:** Main level

**RoomWidth2:** 1.45

**RoomType3:** Bedroom

**RoomLength3:** 4.47

**RoomDimensions3:** 4.47 m X 2.82 m

**RoomLevel4:** Main level

**RoomWidth4:** 0.81

**RoomType5:** Dining room

**RoomLength5:** 3.43

**RoomDimensions5:** 3.43 m X 4.24 m

**RoomLevel6:** Main level

**RoomWidth6:** 4.67

**RoomType7:** Primary Bedroom

**RoomLength7:** 3.02

**RoomDimensions7:** 3.02 m X 5.36 m

**RoomLevel8:** Main level

**RoomWidth8:** 1.5

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## Location Details

**City:** Kitchener

**Province:** Ontario

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## Property Features



**LotFeatures:** Landscaped

**Heating:** Forced air, Heat Pump,

**CoolingYN:** True

**ParkingTotal:** 1

**GarageYN:** True

**CarportYN:** False

**ViewYN:** False

**CommunityFeatures:** Pets Allowed With Restrictions

**HeatingFuel:** ,, Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** REAL BROKER ONTARIO LTD.

**Office ID:** 294121

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Forced air, Heat Pump,

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## Amenities & Features

**Waterfront available:** No

**OpenParkingYN:** No

**AttachedGarageYN:** No

**GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** Yes

**CommunityFeatures:** Pets Allowed With Restrictions

**Cooling:** Central air conditioning

