

Spryfield

9 Kidston Road

\$489,900



Jeremy Snider, FRI

Domus Listing Agent

jsnider@domus.ca

902-476-7079

Description

Savvy homeowners and investors! Are you looking for a home that's easily convertible into a two-unit dwelling? Or perhaps you're seeking an owner-occupied property with a separate rental suite to help offset living costs? This beautifully renovated split-entry home offers two spacious levels with an ideal layout for a legal duplex conversion or a single-family home with an in-law suite. Updated in recent years, this home features two separate meters, two full kitchens, and full bathrooms on each floor. The lower level boasts great ceiling height and a private walkout entrance. Upstairs, you'll find a bright and spacious living room that flows into

an updated open-concept kitchen and dining area with stainless steel appliances. Two well-sized bedrooms and a full bathroom complete the upper level. The lower level mirrors the upper layout, offering a large second living room, two additional bedrooms, a second kitchen, a full bathroom, and a separate walkout. Whether you're planning for a multi-generational living arrangement or seeking a value-add investment opportunity, this home is a must-see!

Specifications

MLS [®] Number	202510265
Class	Residential
Type	Single Family
Bedrooms	3
Bathrooms (full/half)	2/0
Main Living Area	912 sq. ft.
Total Living Area	1,711 sq. ft.
Age	72 years old
Parking	Multiple
Garage	NO
Flooring	Ceramic,Laminate,Tile,Vinyl Plank
Heating	Forced Air
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Kitchen	10.4 x 8.11
Dining Room	7.11 x 10.5
Living Room	13 x 15.4
Bedroom	10.4 x 8.1
Bath 1	6.6 x 6.5
Bedroom	10.4 x 10.1 - jog
Bedroom	12.8 x 9.5 - jog
Foyer	6.7 x 7.1
Main Hallway	

Basement

Rec Room	12.3 x 14.3
Utility	10.6 x 10.4
Living Room	18 x 12.3 - jog
Basement Hallway	
Bedroom	9.7 x 10.5
Kitchen	9.3 x 9.5
Bath 1	6.11 x 4.11

Income Information

Rental Income	Yes
---------------	-----

Location



Photos







