

Spryfield

9 Kidston Road

\$489,900



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Description

Located in a desirable conveniently situated neighbourhood, This well maintained split-entry presents an outstanding opportunity for savvy homeowners, multi-generational families, or investors alike. Thoughtfully designed with flexibility in mind, the property offers excellent potential for an owner-occupied income suite or future legal duplex conversion, complete with a separate electrical meter for the fully self-contained lower-level two-bedroom unit. Updated in recent years, both levels feature full kitchens and full bathrooms, while the lower level also benefits from impressive ceiling height and a private walkout entrance, creating a bright and

comfortable living space. The upper level showcases a spacious sun-filled living room, updated open-concept kitchen and dining area, complete with stainless steel appliances, two generous bedrooms, and a full bath. Downstairs mirrors this functionality with an additional large living area, two more bedrooms, a second kitchen, and full bathroom. Whether you're looking to offset mortgage costs, accommodate extended family, or add a strong investment property to your portfolio, this versatile home is a rare find in a fantastic location.

Specifications

MLS [®] Number	202611682
Class	Residential
Type	Single Family
Bedrooms	4
Bathrooms (full/half)	2/0
Main Living Area	912 sq. ft.
Total Living Area	1,712 sq. ft.
Age	73 years old
Parking	Multiple
Flooring	Ceramic,Laminate,Tile,Vinyl Plank
Heating	Forced Air
Fuel Type	Oil
Water Source	Municipal
Sewage Disposal	Municipal

Room Sizes

Main Floor

Living Room	15'4"X13'
Dining Room	10'5"X7'10"
Kitchen	10'4X8'10"
Primary Bedroom	12'8"X9'5"
Bedroom	10'4"X10'
Bath 1	6'6"X6'5"

Lower Level

Family Room	12'3"X14'3"
Bedroom	10'5X9'6"
Bedroom	12'3"X14'3"
Kitchen	9'3"X9'7"
Bath 2	6'10"X4'11"
Utility	10'6"X10'4"

Income Information

Rental Income	Potential
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Location



Photos





