



FOR SALE

43 Durham Street, Kingston, ON K7L 1J2

Listed at: \$450,000

MLS®: X12773178

43 Durham Street, Kingston, ON K7L 1J2



3



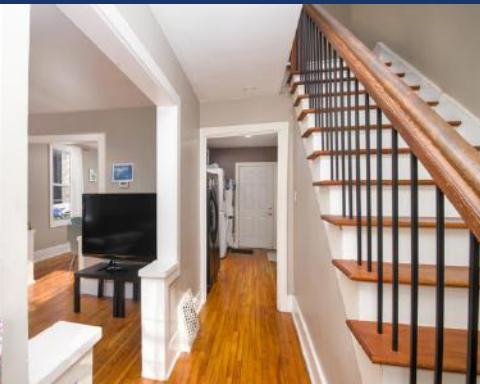
1125 Sq Ft



1 x 4 pc.



Princess & MacDonnell

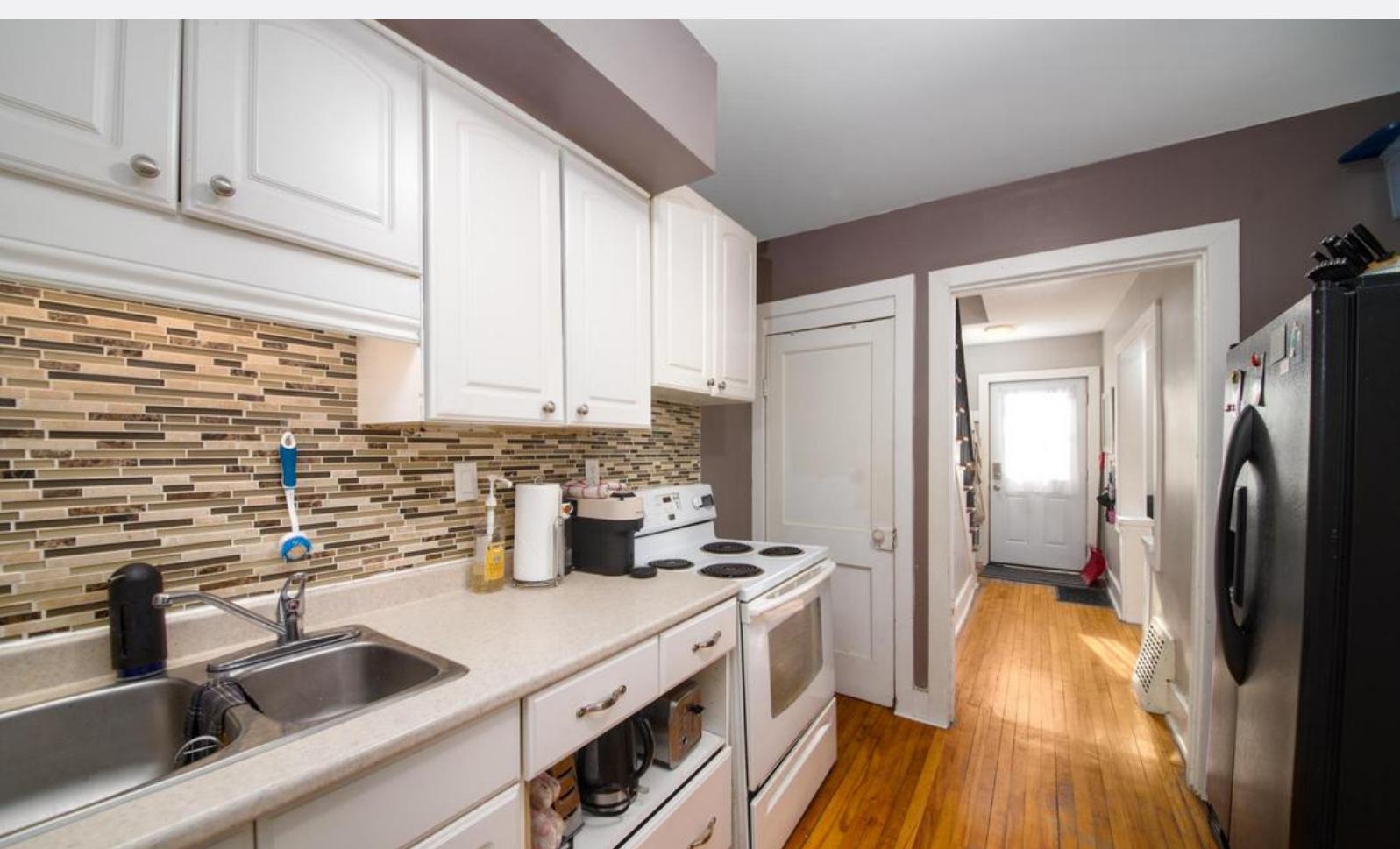


An excellent opportunity for investors, parents of students, or anyone seeking a versatile downtown property. Located 1 block south of Princess St, this light-filled, well-maintained home is within walking distance of Queen's University, hospitals, & downtown.

The main floor features a bright living room, kitchen, and a separate dining room that could easily be enclosed to create a fourth bedroom, increasing rental potential. Upstairs are two bright bedrooms and a four-piece bath, with a third bedroom on the top floor.

Currently rented for \$2700 per month inclusive (\$900 per bedroom), the home has a strong rental history but also offers the charm, layout, and care to return to a family home.

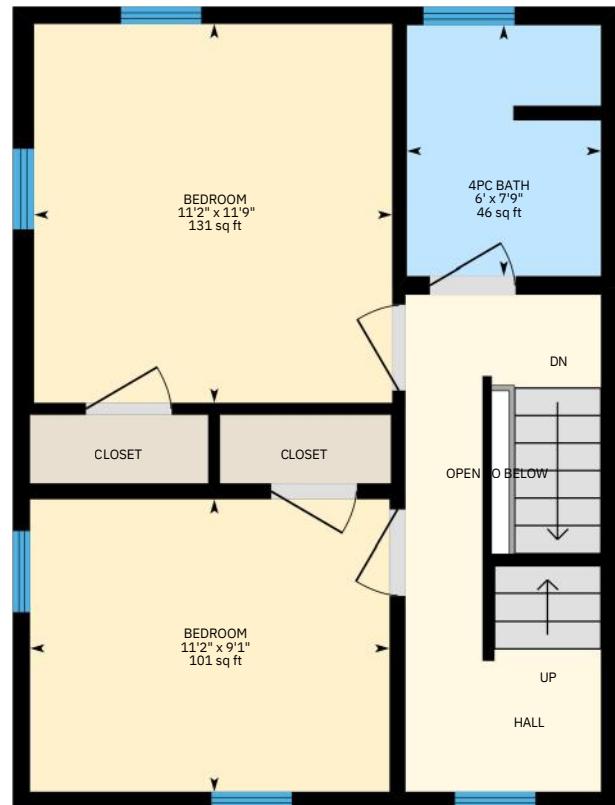
Updates include a re-shingled roof (2019) and 2023 washer, dryer, & hot water tank (owned). Features include hardwood floors, private driveway parking, a smart/remote keypad lock, and a low-maintenance yard.



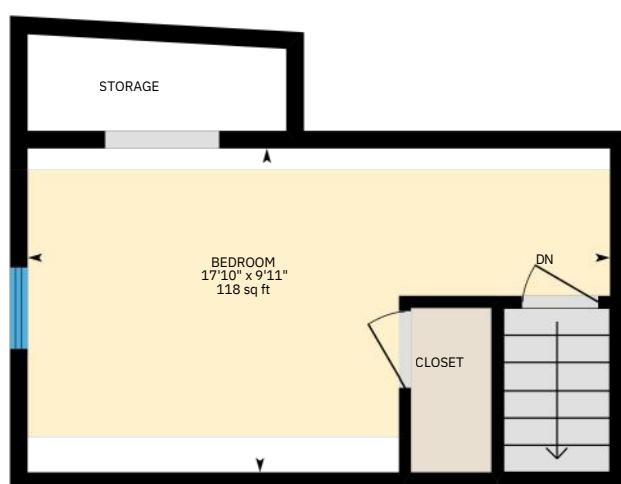
Total Exterior Area Above Grade 1125.94 sq ft



Main Floor
Exterior Area 470.83 sq ft



2nd Floor
Exterior Area 466.28 sq ft



3rd Floor
Exterior Area 188.83 sq ft



Lynn & Lorna
REAL ESTATE



Contact your REALTOR® for more information



Lynn Wyminga
Salesperson
343-989-1550
lynn@lwrealty.ca
lwrealty.ca

Lorna Willis
Broker
613-389-1005
lorna@lwrealty.ca
lwrealty.ca



REMAX Finest Realty Inc., Brokerage