9 - 1 ST. JOHN\'S DRIVE, Middlesex Centre (Arva)

Ontario, N0M1C0

685,000

For Sale / #X13789648



Bedroom(s): 4

Bathroom(s): 3

Description

Where country serenity meets city convenience. Welcome to King\'s Gate on the Park, nestled in the sought-after Arva enclave. This updated end unit offers 2 (1 currently a den that can be enclosed for a bedroom) + 2 bedroom, 3-bathroom bungalow townhome offers effortless one-floor living, within steps to the scenic greenery of Weldon Park. Designed with both style and practicality in mind, the main level features hardwood floors, tray ceilings, main-floor laundry, and a versatile den that can be enclosed for a second bedroom. The open-concept living space is warmed by a cozy gas fireplace and flows seamlessly into the updated kitchen-complete with quartz countertops, stainless steel appliances and a breakfast bar overlooking a bright, sun-filled dinette. Step out onto the west-facing deck to enjoy sunset views. The primary suite offers a spacious walk-in closet and a private 4-piece ensuite. The fully finished lower level extends your living space with two generously sized bedrooms, a 3-piece bath and a large family room-perfect for a home theatre, games area or entertaining. New carpeting (2026) adds comfort to the family room and one of the bedrooms. Roofs replaced 2025. Enjoy the benefits of Arva\'s lower property taxes and modest condo fees, all just minutes from Masonville Mall, University Hospital and Western University. (id:6772)

Features

Area	Middlesex Centre (Arva)	**Stories**	1
Province	Ontario	**Acreage**	false
Country	Canada	**A/C**	Central air conditioning
Ownership Type	Condominium/Strata	**Total Parking**	4
Property Type	Single Family	**Total Fireplace**	1
Building Type	Row / Townhouse	**Parking**	Attached Garage,Garage,
Age	16 to 30 years	**Maintenance Fee**	415.00 / Monthly
Heating	Natural gas	**Maintenance Fee Type**	Common Area Maintenance, Insurance

Room Details

Lower level	Bedroom	4.1 m x 3.78 m
Lower level	Bathroom	Measurements not available
Lower level	Family room	9.12 m x 5.44 m
Lower level	Bedroom	7.2 m x 3.9 m

Main level	Kitchen	3.72 m x 2.4 m
Main level	Primary Bedroom	4.96 m x 3.04 m
Main level	Kitchen	3.72 m x 5.12 m
Main level	Den	4.6 m x 2.65 m
Main level	Living room	4.5 m x 3.63 m
Main level	Bathroom	Measurements not available
Main level	Bathroom	Measurements not available
Main level	Dining room	4.28 m x 3.56 m