

# Property Client Full

171 Herbert Street, Peterborough, Ontario K9H 6J1

Listing

[171 Herbert St Peterborough](#)

**Active / Residential Freehold / Detached**

MLS®#: **X12232910**

List Price: **\$574,900**

**New Listing**

## Peterborough/Peterborough North/1 South



Tax Amt/Yr: **\$3,943.00/2024** Transaction: **Sale**  
SPIS: **No** DOM  
Legal Desc: **Lt 10 PI 272; S/T R203116 Peterborough**

Style: **Bungalow** Rooms Rooms+: **11+0**  
Fractional Ownership: BR BR+: **4(3+1)**  
Assignment: Baths (F+H): **2(1+1)**  
Link: **No** SF Range: **700-1100**  
Stores: **1.0** SF Source:  
Lot Irreg: Lot Acres: **< 0.50**  
Lot Front: **60.00** Fronting On: **N**  
Lot Depth: **150.00**  
Lot Size Code: **Feet**  
Zoning: **Residential**  
Dir/Cross St: **Herbert Street and Trillium Lane**

PIN #: **281230010**  
Holdover: **0**  
Possession: **TBA**

ARN #: **151405012009714** Contact After Exp: **No**  
Possession Date:

Kitch Kitch + Island YN: <b>1 (1+0)</b>	Exterior: <b>Brick, Vinyl Siding</b>	Utilities: <b>Gas, Hydro, Sewers, Cable Available, Telephone Available</b>
Fam Rm: <b>No</b>	Drive: <b>Pvt Double</b>	
Basement: <b>Yes/Finished W/O</b>	Garage: <b>No</b>	Water: <b>Municipal</b>
Fireplace/Stv: <b>Yes</b>	Gar/Gar Spcs: <b>None/0.0</b>	Water Meter:
Fireplace Feat: <b>Rec Room</b>	Drive Pk Spcs: <b>5.00</b>	Waterfront Feat:
Interior Feat: <b>Bar Fridge, In-Law Capability, Primary Bedroom - Main Floor, Water Heater</b>	Tot Pk Spcs: <b>5.00</b>	Waterfront Struc:
	UFFI: <b>No</b>	Well Capacity:
Heat: <b>Forced Air, Gas</b>	Pool: <b>Inground</b>	Well Depth:
A/C: <b>Yes/Central Air</b>	Room Size: <b>No</b>	Sewers: <b>Municipal</b>
Central Vac: <b>No</b>	Energy Cert: <b>No</b>	Special Desig: <b>Unknown</b>
Apx Age: <b>51-99</b>	Green PIS: <b>No</b>	Farm Features:
POTL/Mnth Fee: <b>No</b>	Rural Services:	Winterized: <b>Fully</b>
Property Feat: <b>Hospital, Library, Park, Public Transit, School</b>	Security Feat: <b>Smoke Detector</b>	
Exterior Feat: <b>Deck, Landscape Lighting, Landscaped, Porch</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Block</b>		
Soil Type:		
Waterfront Y/N: <b>No</b>	Waterfront:	Waterfront Frontage (M):
Water Struct:	Easements/Restr:	
Under Contract:	Dev Charges Paid: <b>Yes</b>	HST App To SP: <b>Not Subject to HST</b>
View: <b>Forest, Trees/Woods</b>	Lot Shape: <b>Rectangular</b>	Lot Size Source: <b>GeoWarehouse</b>

## Remarks/Directions

Client Rmks: **This well-maintained bungalow in Peterboroughs desirable north end offers the perfect blend of comfort, functionality, and lifestyle. With 3+1 bedrooms and 2 bathrooms, its an ideal fit for anyone seeking a peaceful retreat with everyday amenities close by. The bright main level features an open kitchen and dining area that walks out to a raised deck with a gazebo great for relaxing or entertaining. The fully finished walkout basement expands your living space with a spacious rec room, cozy gas fireplace, full bar, and an additional bedroom and bathroom, perfect for guests or in-laws. Step into the backyard to find your own private oasis, complete with a newly updated in-ground pool featuring a brand new liner and pump, surrounded by a patio that's made for summer fun. Located just minutes from schools, shopping, restaurants, and parks, this home delivers the best of both convenience and comfort in one of Peterboroughs most welcoming neighbourhoods.**

Listing Contracted With: **BALL REAL ESTATE INC. 705-775-2255**

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **06/19/2025**

Rooms

MLS®#: **X12232910**

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Living Room	Main	4.49 M X 4.04 M	14.73 Ft x 13.25 Ft		
Kitchen	Main	3.07 M X 2.94 M	10.07 Ft x 9.64 Ft		
Dining Room	Main	2.5 M X 3.03 M	8.20 Ft x 9.94 Ft		
Primary Bedroom	Main	3.37 M X 3.01 M	11.05 Ft x 9.87 Ft		

Bedroom	Main	3.07 M X 3.23 M	10.07 Ft x 10.59 Ft	
Bedroom	Main	3.27 M X 3.01 M	10.72 Ft x 9.87 Ft	
Recreation	Basement	6.32 M X 7.07 M	20.73 Ft x 23.19 Ft	
Bedroom	Basement	4.4 M X 3.41 M	14.43 Ft x 11.18 Ft	W/I Closet
Utility Room	Basement	5.79 M X 3.57 M	18.99 Ft x 11.71 Ft	
Bathroom	Main			4
Bathroom	Basement			2

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