

# Property Client Full

450 Rosedale Avenue, Peterborough, Ontario K9J 6J1

Listing

450 Rosedale Ave Peterborough

Active / Residential Freehold / Detached

MLS®#: X12438045

List Price: \$649,900

New Listing



## Peterborough/Peterborough/Town Ward 3

Tax Amt/Yr: \$4,303.00/2024 Transaction: Sale  
SPIS: No DOM  
Legal Desc: LT 12 PL 193 PETERBOROUGH

Style: Bungalow Rooms Rooms+: 7+0  
Fractional Ownership: No BR BR+: 3(3+0)  
Assignment: No Baths (F+H): 1(1+0)  
Link: No SF Range: 1100-1500  
Stores: 1.0 SF Source: Other  
Lot Irreg: Lot Acres: < 0.50  
Lot Front: 76.22 Fronting On:  
Lot Depth: 111.30  
Lot Size Code: Feet  
Dir/Cross St: Rosedale Ave and Weller St

PIN #: 280630168 ARN #: 151402011011700 Contact After Exp: No  
Holdover: 0  
Possession: TBA Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Brick, Wood	Utilities: Gas Available, Hydro Available, Sewers, Cable Available, Telephone Available
Fam Rm: No	Garage: Yes	
Basement: Yes/Unfinished	Gar/Gar Spcs: Attached Garage/1.0	
Fireplace/Stv: Yes	Drive Pk Spcs: 3.00	
Fireplace Feat: Wood	Tot Pk Spcs: 4.00	Water: Municipal
Interior Feat: Primary Bedroom - Main Floor	UFFI: No	Water Meter:
Parking Feat: Available	Pool: None	Waterfront Feat:
Heat: Gas, Water	Room Size:	Waterfront Struc:
A/C: /None	Energy Cert: No	Well Capacity:
Central Vac: No	Green PIS: No	Well Depth:
Apx Age: 51-99	Rural Services:	Sewers: Municipal
Elevator: No	Security Feat:	Special Desig: Unknown
Laundry Lev: Lower		Farm Features:
Retirement: No		Winterized: Fully
Property Feat: Hospital, Place of Worship, Public Transit, School		
Exterior Feat: Patio, Year Round Living		
Roof: Membrane		
Foundation: Block		
Topography: Dry, Sloping		
Soil Type:		
Waterfront Y/N: No	Waterfront: None	Waterfront Frontage (M):
Water Struct:	Easements/Restr:	
Under Contract:	Dev Charges Paid:	HST App To SP: Not Subject to HST
View:	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

## Remarks/Directions

Client Rmks: Welcome to 450 Rosedale Avenue, a charming 3-bedroom, 1-bathroom home in Peterborough's sought-after west end. Freshly updated from top to bottom, this property offers an inviting blend of comfort and convenience. Step inside to discover all-new flooring and a soft, neutral palette of brand-new paint that creates a bright, cohesive feel throughout. At the heart of the home is a completely new kitchen - modern cabinetry, sleek counters and contemporary finishes make meal prep a pleasure. The spacious living and dining area is filled with natural light from large windows, providing a warm setting for gatherings or quiet evenings. Three well-proportioned bedrooms are complemented by a stylish, freshly updated bathroom. An attached garage adds everyday practicality, while the unfinished lower level presents abundant storage and future potential for additional living space. The location is exceptional and places you just steps from the hospital and only minutes from shopping, restaurants, schools, and transit. Outside the private yard offers plenty of room to relax, garden or entertain in a peaceful neighbourhood setting. Whether you're starting out, downsizing or looking for a turnkey family home, 450 Rosedale Avenue delivers modern updates, a welcoming layout and a quiet west-end lifestyle - all ready for you to move in and enjoy.

Inclusions: Fridge, stove, dishwasher, washer, dryer.

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

Prepared By: JEFF SANDS, Broker

Date Prepared: 10/02/2025

Rooms

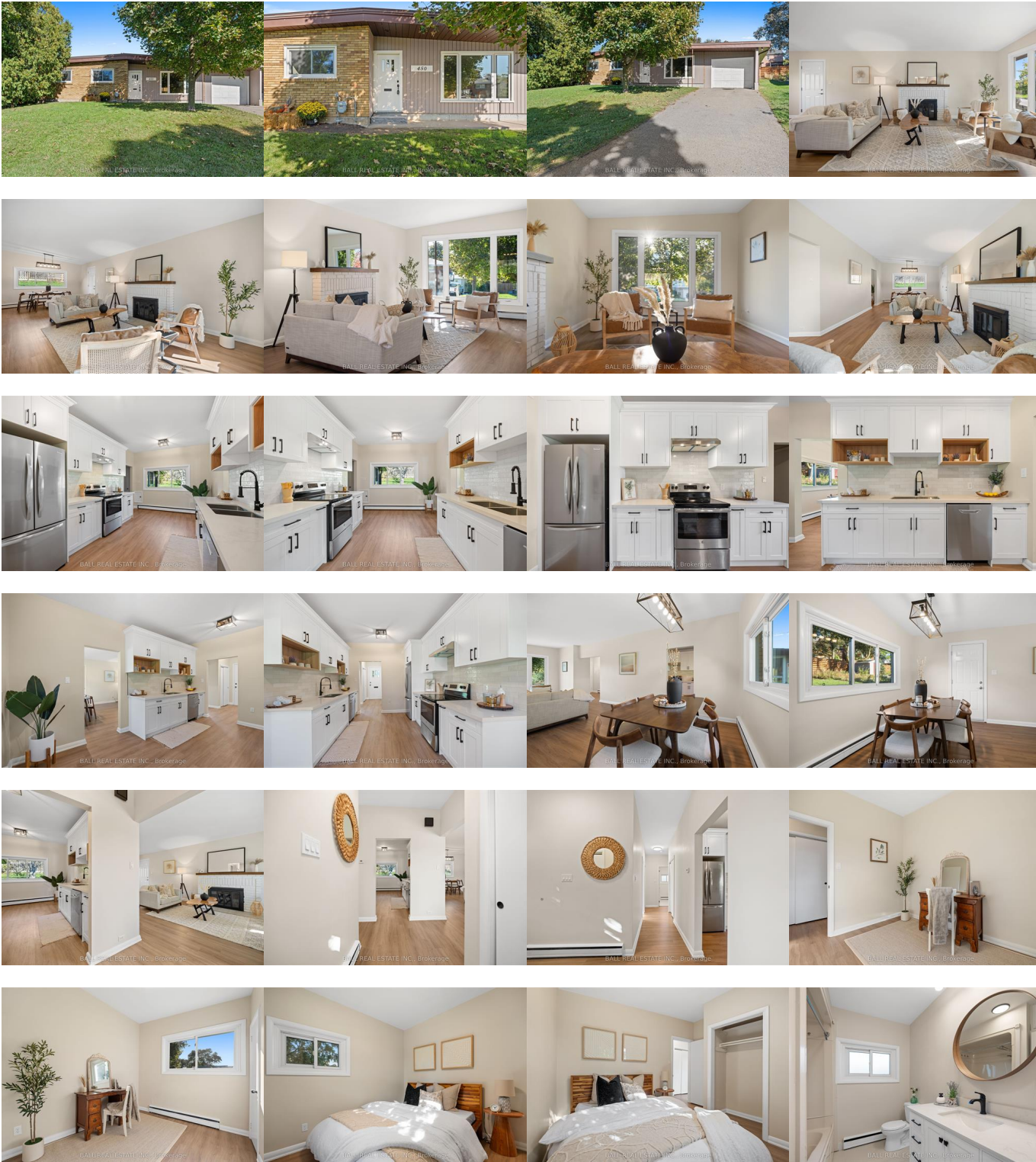
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Room Level Dimensions (Metric) Dimensions (Imperial) Bathroom Pieces Features

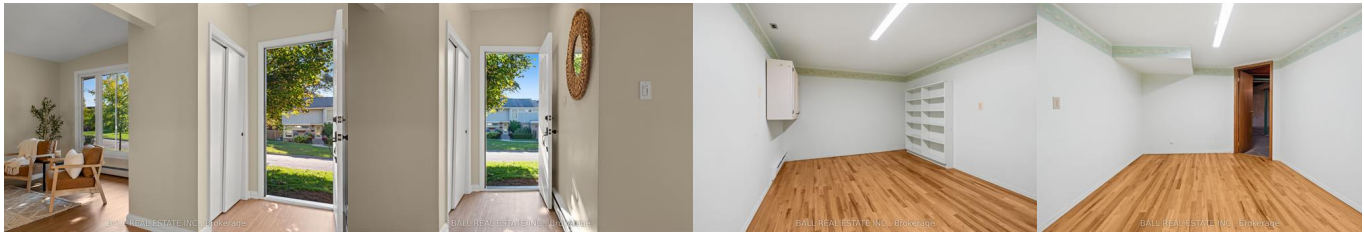
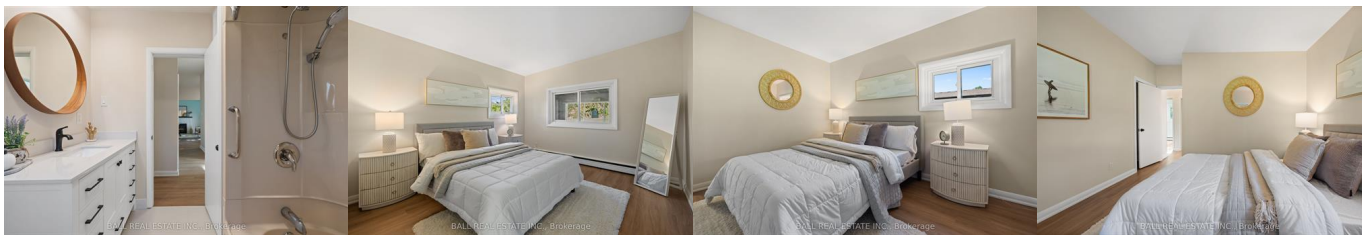
<b>Kitchen</b>	<b>Main</b>	<b>4.97 M X 3.18 M</b>	<b>16.30 Ft x 10.43 Ft</b>
<b>Dining Room</b>	<b>Main</b>	<b>2.93 M X 3.79 M</b>	<b>9.61 Ft x 12.43 Ft</b>
<b>Living Room</b>	<b>Main</b>	<b>5.44 M X 3.8 M</b>	<b>17.84 Ft x 12.46 Ft</b>
<b>Primary Bedroom</b>	<b>Main</b>	<b>4.49 M X 3.44 M</b>	<b>14.73 Ft x 11.28 Ft</b>
<b>Bedroom</b>	<b>Main</b>	<b>3.02 M X 3.45 M</b>	<b>9.90 Ft x 11.31 Ft</b>
<b>Office</b>	<b>Main</b>	<b>3.04 M X 2.57 M</b>	<b>9.97 Ft x 8.43 Ft</b>
<b>Bathroom</b>			

Photos

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