

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	1
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
Storeys:	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 Date:			
Possession:	TBA				

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	Water:	Municipal
Basement:	Yes/Unfinished	Gar/Gar Spcs:	Attached Garage/1.0	Water Meter:	
Fireplace/Stv:	Yes	Drive Pk Spcs:	3.00	Waterfront Feat:	
Fireplace Feat:	Wood	Tot Pk Spcs:	4.00	Waterfront Struc:	
Interior Feat:	Primary Bedroom - Main Floor	UFFI:	No	Well Capacity:	
Parking Feat:	Available	Pool:	None	Well Depth:	
Heat:	Gas, Water	Room Size:		Sewers:	Municipal
A/C:	/None	Energy Cert:	No	Special Desig:	Unknown
Central Vac:	No	Green PIS:	No	Farm Features:	
Apx Age:	51-99	Rural Services:		Winterized:	Fully
Elevator:	No/	Security Feat:			
Laundry Lev:	Lower				
Retirement:	No				
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 presnets abundant storage and future potential for additional living space. The location is exceptional and places you just steps from the hospital and only mintues from shopping, restuarants, 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

MLS®#: X12438045

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

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

Photos

MLS®#: X12438045

[450 Rosedale Avenue, Peterborough, Ontario K9J 6J1](#)



