

# Property Client Full

1193 Edmison Drive, Peterborough, Ontario K9H 6V2

Listing

[1193 Edmison Dr Peterborough](#)

**Active / Residential Freehold / Detached**

MLS® #: X12441215

List Price: **\$589,900**

**New Listing**

## Peterborough/Peterborough/Northcrest Ward 5



Tax Amt/Yr: **\$3,883.00/2024** Transaction: **Sale**  
SPIS: **No** DOM: **1**  
Legal Desc: **LT 236 PL 227 S/T R97994 PETERBOROUGH**

Style: **Sidesplit** Rooms Rooms+: **9+3**  
Fractional Ownership: **No** BR BR+: **4(4+0)**  
Assignment: **No** Baths (F+H): **2(1+1)**  
Link: **No** SF Range: **1100-1500**  
Storeys: **No** SF Source: **Other**  
Lot Irreg: **No** Lot Acres: **< 0.50**  
Lot Front: **55.00** Fronting On:  
Lot Depth: **110.00**  
Lot Size Code: **Feet**  
Zoning: **Residential**  
Dir/Cross St: **Edmison Heights**

PIN #: **281270238** ARN #: **151405016004000** Contact After Exp: **No**  
Holdover: **0**  
Possession: **TBA** 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>	Garage: <b>Yes</b>	Water: <b>Municipal</b>
Basement: <b>Yes/Finished</b>	Gar/Gar Spcs: <b>Attached Garage/1.0</b>	Water Meter: <b>Waterfront Feat:</b>
Fireplace/Stv: <b>No</b>	Drive Pk Spcs: <b>2.00</b>	Waterfront Struc: <b>Well Capacity:</b>
Interior Feat: <b>None</b>	Tot Pk Spcs: <b>3.00</b>	Well Depth: <b>Well Depth:</b>
Parking Feat: <b>Available</b>	UFFI: <b>No</b>	Sewers: <b>Municipal</b>
Heat: <b>Forced Air, Gas</b>	Pool: <b>Inground</b>	Special Desig: <b>Unknown</b>
A/C: <b>Yes/Central Air</b>	Room Size: <b>No</b>	Farm Features: <b>Fully</b>
Central Vac: <b>No</b>	Energy Cert: <b>No</b>	
Apx Age: <b>51-99</b>	Green PIS: <b>No</b>	
Elevator: <b>No/</b>	Rural Services: <b>No</b>	
Laundry Lev: <b>Lower</b>	Security Feat: <b>No</b>	
Retirement: <b>No</b>		
Property Feat: <b>Clear View, Park, Place of Worship, Public Transit, School, Fenced Yard</b>		
Exterior Feat: <b>Landscaped, Patio, Seasonal Living</b>		
Roof: <b>Asphalt Shingle</b>		
Foundation: <b>Block</b>		
Topography: <b>Dry, Flat</b>		
Soil Type: <b>Dry, Flat</b>		
Waterfront Y/N: <b>No</b>	Waterfront: <b>None</b>	Waterfront Frontage (M):
Water Struct: <b>No</b>	Easements/Restr: <b>No</b>	
Under Contract: <b>Hot Water Tank-Electric</b>	Dev Charges Paid: <b>No</b>	HST App To SP: <b>Not Subject to HST</b>
View: <b>Clear, Pool</b>	Lot Shape: <b>Rectangular</b>	Lot Size Source: <b>GeoWarehouse</b>

### Remarks/Directions

Client Rmks: **Welcome to 1193 Edmison Drive, a very well-maintained sidesplit offering great space, comfort, and a fantastic north-end location. This 4-bedroom, 2-bath home features brand-new updated flooring and freshly painted walls throughout, creating a bright, modern feel from the moment you step inside. The generous main living area is filled with natural light from large windows, providing a warm and inviting atmosphere for family life. The kitchen and dining areas flow nicely for daily meals, while the fully finished lower level expands your options with a bright recreation room and plenty of storage. An attached single-car garage adds everyday convenience and extra utility. Outside, a large backyard provides the perfect setting for relaxation or play, complete with an inground pool for summer enjoyment. The property backs directly onto a school, offering extra privacy and a peaceful view with no rear neighbours. Set on a quiet street, the home is just minutes to shopping, restaurants, parks, and other amenities, making errands and outings simple. Whether youre looking for extra space for a growing household or a move-in-ready home in a sought-after neighbourhood, 1193 Edmison Drive combines generous living space, stylish updates, and a prime north-end location all ready for you to move in and enjoy.**

Inclusions: **Fridge, stove, dishwasher, washing machine, dryer**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **10/03/2025**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Second	3.07 M X 3.45 M	10.07 Ft x 11.31 Ft		
Dining Room	Second	2.81 M X 3.59 M	9.21 Ft x 11.77 Ft		
Living Room	Second	6.24 M X 3.9 M	20.47 Ft x 12.79 Ft		
Office	Ground	2.97 M X 3.46 M	9.74 Ft x 11.35 Ft		
Primary Bedroom	Third	3.08 M X 4.16 M	10.10 Ft x 13.64 Ft		
Bedroom	Third	3.09 M X 3.03 M	10.13 Ft x 9.94 Ft		
Bedroom	Third	3.07 M X 3.31 M	10.07 Ft x 10.85 Ft		
Recreation	Basement	6.5 M X 3.72 M	21.32 Ft x 12.20 Ft		
Other	Basement	5.84 M X 3.39 M	19.16 Ft x 11.12 Ft		
Bathroom	Main			4	
Bathroom	Lower			2	
Photos					

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