

Property Client Full

450 Rosedale Avenue, Peterborough, Ontario K9J 6J1

Listing

450 Rosedale Ave Peterborough

Active / Residential Freehold / Detached

MLS® #: X12633354

List Price: \$599,000

New Listing



Peterborough/Peterborough/Town Ward 3

Tax Amt/Yr:	\$4,303.00/2024	Transaction:	Sale
SPIS:	No	DOM	0
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:	Plans
Lot Irreg:		Lot Acres:	< 0.50
Lot Front:	76.22	Fronting On:	W
Lot Depth:	111.30		
Lot Size Code:	Feet		
Dir/Cross St:	Rosedale Ave and Weller St		

PIN #: **280630168**

Holdover:

0

ARN #: **151402011011700**

Contact After Exp: **No**

Possession:

TBA

Possession Date:

Kitch Kitch + Island YN: **1 (1+0)**
 Fam Rm: **No**
 Basement: **Yes/Unfinished**
 Fireplace/Stv: **Yes**
 Fireplace Feat: **Wood**
 Interior Feat: **Primary Bedroom - Main Floor**
 Parking Feat: **Available**
 Heat: **Baseboard, Water**
 Heat Source: **Gas**
 A/C: **/None**
 Central Vac: **No**
 Apx Age: **51-99**
 Elevator: **No/**
 Laundry Lev: **Lower**
 Retirement: **No**
 Property Feat: **Hospital, Place of Worship, Public Transit, School**

Exterior: **Brick, Wood**
 Garage: **Yes**
 Gar/Gar Spcs: **Attached Garage/1.0**
 Drive Pk Spcs: **3.00**
 Tot Pk Spcs: **4.00**
 UFFI: **No**
 Pool: **None**
 Room Size: **No**
 Energy Cert: **No**
 Green PIS: **No**
 Rural Services: **No**
 Security Feat:

Utilities: **Gas Available, Hydro Available, Sewers, Cable Available, Telephone Available**
 Water: **Municipal**
 Water Supply Type:
 Water Meter:
 Waterfront Feat:
 Waterfront Struc:
 Well Capacity:
 Well Depth:
 Sewers: **Municipal**
 Special Desig: **Unknown**
 Farm Features:
 Winterized: **Fully**

Exterior Feat: **Patio, Year Round Living**
 Roof: **Membrane**
 Foundation: **Block**
 Topography: **Dry, Sloping**
 Soil Type:

Waterfront Y/N: **No**

Water Struct:

Under Contract:

View:

Waterfront: **None**

Easements/Restr:

Dev Charges Paid:

Lot Shape: **Rectangular**

HST App To SP: **Not Subject to HST**

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: **12/15/2025**

Rooms

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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		
Bedroom	Main	3.04 M X 2.57 M	9.97 Ft x 8.43 Ft		
Other	Basement	9.25 M X 11.89 M	30.34 Ft x 39.00 Ft		
Other	Basement	4.14 M X 3.03 M	13.58 Ft x 9.94 Ft		
Bathroom	Main			4	

Photos

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