

Property Client Full

29 Hickson Avenue, Kingston, Ontario K7K 2N4

Listing

[29 Hickson Ave Kingston](#)

Active / Residential Freehold / Duplex

MLS®#: **X12545402**

List Price: **\$342,900**

New Listing



Frontenac/Kingston/22 - East of Sir John A. Blvd

Tax Amt/Yr: **\$3,321.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **PT LT 4-5 PL B26 KINGSTON AS IN FR437187, N/S HICKSON AVENUE (FORMERLY PARKE ST); KINGSTON; THE COUNTY OF FRONTENAC**

Style: **1 1/2 Storey** Rooms Rooms+: **10+0**
Fractional Ownership: **No** BR BR+: **4(4+0)**
Assignment: **No** Baths (F+H): **2(2+0)**
Link: **1100-1500** SF Range: **Estimated**
Storeys: **1.5** SF Source: **< 0.50**
Lot Irreg: **71.50** Fronting On: **N**
Lot Front: **83.48**
Lot Depth: **Feet**
Lot Size Code: **Montreal St to Hickson**
Dir/Cross St: **Montreal St to Hickson**

PIN #: **360560095** ARN #: **101104011020000** Contact After Exp: **No**
Holdover: **0**
Possession: **TBD** Possession Date:

Kitch Kitch + Island YN: 2 (2+0)	Exterior: Wood	Utilities: Gas, Hydro Available, Sewers, Cable Available, Telephone Available Municipal
Fam Rm: No	Garage: Yes	
Basement: Yes/Crawl Space	Gar/Gar Spcs: Detached Garage/1.0	
Fireplace/Stv: Yes	Drive Pk Spcs: 3.00	Water: Water Supply Type: Yes
Fireplace Feat: Natural Gas	Tot Pk Spcs: 4.00	Water Meter: Yes
Interior Feat: Carpet Free, Water Heater	Pool: None	Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Special Desig: Farm Features: Winterized: Municipal Unknown Fully
Heat: Forced Air	Room Size: No	
Heat Source: Gas	Energy Cert: No	
A/C: /None	Green PIS: No	
Central Vac: No	Rural Services: Security Feat:	
Apx Age: 100+		
Elevator: No/		
Laundry Lev: Main		
Retirement: No		
Property Feat: Hospital, Place of Worship, Public Transit Landscaped Asphalt Shingle Unknown Flat		
Exterior Feat: Landscaped		
Roof: Asphalt Shingle		
Foundation: Unknown		
Topography: Flat		
Soil Type: Flat		
Waterfront Y/N: No	Waterfront: None	
Water Struc: None	Easements/Restr: None	
Under Contract: None	Dev Charges Paid: None	HST App To SP: Not Subject to HST
View: Rectangular	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

Remarks/Directions

Client Rmks: **Discover a great investment opportunity with this 1.5 storey duplex in a convenient Kingston location. Each unit offers two bedrooms and one bathroom, providing comfortable and functional layouts suited to a range of tenants and families. Inside, both units feature generously sized living spaces and bright interiors that make day-to-day living easy. The kitchens and main living areas offer a practical setup with room to gather, while the upstairs bedrooms in each unit provide comfort and flexibility for tenants and homeowners alike. Outside, the property includes a detached single car garage and a private driveway with ample parking for residents and guests. There's also a backyard space that adds value for those who enjoy outdoor living or gardening. This duplex is ideally located close to downtown Kingston, giving quick access to restaurants, shops, schools, and parks. Commuters will appreciate the easy access to Highway 401, making it a convenient spot for those who travel for work or school. Whether you're expanding your real estate portfolio or entering the market as a new investor, this property offers solid income potential and long-term value.**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **11/14/2025**

Rooms

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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	3.05 M X 2.3 M	10.00 Ft x 7.54 Ft		

Dining Room	Main	4.06 M X 2.7 M	13.32 Ft x 8.85 Ft
Bedroom	Main	3 M X 3.58 M	9.84 Ft x 11.74 Ft
Living Room	Main	4.06 M X 3.29 M	13.32 Ft x 10.79 Ft
Primary Bedroom	Second	4.06 M X 4.32 M	13.32 Ft x 14.17 Ft
Bathroom	Second		4
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Photos			

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