Property Client Full

29 Hickson Avenue, Kingston, Ontario K7K 2N4

Listing

29 Hickson Ave Kingston

Active / Residential Freehold / Duplex



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;

MLS®#: X12545402

List Price: \$342,900
New Listing

THE COUNTY OF FRONTENAC

Style: 1 1/2 Storey Rooms Rooms+: 10+0 Fractional Ownership: No 4(4+0) BR BR+: Baths (F+H): Assignment: No 2(2+0) Link: SF Range: 1100-1500 Storeys: 1.5 SF Source: **Estimated** Lot Irreg: Lot Acres: < 0.50 Lot Front: 71.50 Fronting On:

Lot Depth: **83.48** Lot Size Code: **Feet**

Dir/Cross St: Montreal St to Hickson

PIN #: **360560095** ARN #: **101104011020000** Contact After Exp: **N**

Holdover: 0
Possession: TBD Possession Date:

Kitch Kitch + 2 (2+0) Exterior: Wood Utilities: Gas, Hydro Available,

Island YN: Garage: Yes Sewers, Cable Available, Fam Rm: No Gar/Gar Spcs: Detached Garage/1.0 Telephone Available

Basement: Yes/Crawl Space Drive Pk Spcs: 3.00 Water: Municipal

Fireplace/Stv: Yes Tot Pk Spcs: 4.00 Water Supply Type:

Fireplace Feat: Natural Gas Pool: None Water Meter: Yes

Interior Feat:Carpet Free, Water HeaterRoom Size:Waterfront Feat:Heat:Forced AirEnergy Cert:NoWaterfront Struc:Heat Source:GasGreen PIS:NoWell Capacity:

A/C: /None Rural Services: Well Depth:
Central Vac: No Security Feat: Sewers: Municipal
Apx Age: 100+ Special Desig: Unknown

Elevator: No/ Farm Features:
Laundry Lev: Main Winterized: Fully

Retirement: No

Property Feat: Hospital, Place of Worship,
Public Transit

Exterior Feat: Landscaped
Roof: Asphalt Shingle

Topography: Flat
Soil Type:
Waterfront Y/N: No Waterfront: None

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: 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

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

Foundation:

Unknown

MLS®#: X12545402

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

Kitchen Main 3.05 M X 2.3 M 10.00 Ft x 7.54 Ft

Dining Room Main
Bedroom Main
Living Room Main
Primary Bedroom Second
Bathroom Second
Bathroom Second

 4.06 M X 2.7 M
 13.32 Ft x 8.85 Ft

 3 M X 3.58 M
 9.84 Ft x 11.74 Ft

 4.06 M X 3.29 M
 13.32 Ft x 10.79 Ft

 4.06 M X 4.32 M
 13.32 Ft x 14.17 Ft

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Photos

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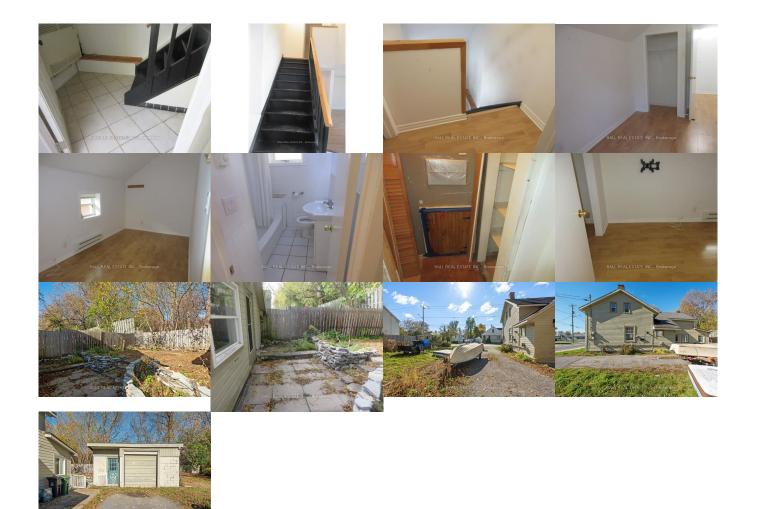












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