

Property Client Full

1104 Tillison Avenue, Cobourg, Ontario K9A 5N4

Listing

[1104 Tillison Ave Cobourg](#)

Active / Residential Freehold / Detached

MLS® #: X12783224

List Price: \$699,900

[New Listing](#)



Northumberland/Cobourg/Cobourg

Tax Amt/Yr: **\$4,107.00/2025** Transaction: **Sale**
 SPIS: **No** DOM **5**
 Legal Desc: **PCL 120-1 SEC 39M739 LT 120 PL 39M739 COBOURG COBOURG**

Style: **Bungalow** Rooms Rooms+: **8+0**
 Fractional Ownership: **No** BR BR+: **3(2+1)**
 Assignment: **No** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **700-1100**
 Storeys: **1.0** SF Source: **Plans**
 Lot Irreg:
 Lot Front: **44.43** Lot Acres: **< 0.50**
 Lot Depth: **90.60** Fronting On: **N**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Tillison Ave and Riddell Ave**

PIN #:	510840121	ARN #:	142100018030244	Contact After Exp:	No
Holdover:	0				
Possession:	TBA	Possession Date:			
Kitch Kitch +	1 (1+0)	Exterior:	Brick	Utilities:	Gas, Hydro Available, Sewers, Cable Available, Telephone Available Municipal
Island YN:		Garage:	Yes		
Fam Rm:	No	Gar/Gar Spcs:	Attached Garage/1.0		
Basement:	Yes/Finished, Full	Drive Pk Spcs:	4.00	Water:	
Fireplace/Stv:	Yes	Tot Pk Spcs:	5.00	Water Supply Type:	
Fireplace/Feat:	Electric, Natural Gas	UFFI:	No	Water Meter:	
Interior Feat:	Primary Bedroom - Main	Pool:	None	Waterfront Feat:	
Parking Feat:	Available, Private Double	Room Size:		Waterfront Struc:	
Heat:	Forced Air	Energy Cert:	No	Well Capacity:	
Heat Source:	Gas	Green PIS:	No	Well Depth:	
A/C:	Yes/Central Air	Rural Services:		Sewers:	Municipal Unknown
Central Vac:	No	Security Feat:		Special Desig:	
Apx Age:	16-30			Farm Features:	
Elevator:	No/			Winterized:	Fully
Laundry Lev:	Lower				
Retirement:	No				
Property Feat:	Hospital, Library, Place of Worship, School, School Bus Route				
Exterior Feat:	Deck, Year Round Living	Waterfront:	None		
Roof:	Asphalt Shingle	Easements/Restr:			
Foundation:	Poured Concrete	Dev Charges Paid:		HST App To SP:	Not Subject to HST
Topography:	Dry, Flat	Lot Shape:	Rectangular	Lot Size Source:	GeoWarehouse
Soil Type:					
Lease To Own Items:	None				
Waterfront Y/N:	No				
Water Struct:					
Under Contract:					
View:					
					Remarks/Directions

Client Rmks: **Welcome home to this cozy and well-maintained 2+1 bedroom property, tucked into a quiet, family-friendly neighbourhood in the heart of Cobourg. The main level features a bright and spacious living area that flows effortlessly into a generous kitchen, creating a welcoming space for everyday living and entertaining. Two well-sized bedrooms and a full bathroom complete the upper level, providing functionality and comfort. Downstairs, the finished basement expands your living space with a large recreation room, an additional bedroom, and a second full bathroom-perfect for guests, a home office, or a cozy retreat for movie nights. Outside, enjoy the ease of an attached one-car garage and a private backyard complete with a lovely deck, ideal for summer barbecues, morning coffee, or relaxing at the end of the day. What truly sets this home apart is its unbeatable location. Just minutes from grocery stores, shopping, restaurants, and everyday amenities, everything you need is right at your fingertips. For commuters, the convenience is hard to beat, with Highway 401 access just minutes away, making travel effortless. Comfortable, practical, and exceptionally well located, this home offers a lifestyle of ease and accessibility in one of Cobourg's most convenient areas.**

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

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **02/17/2026**

Rooms

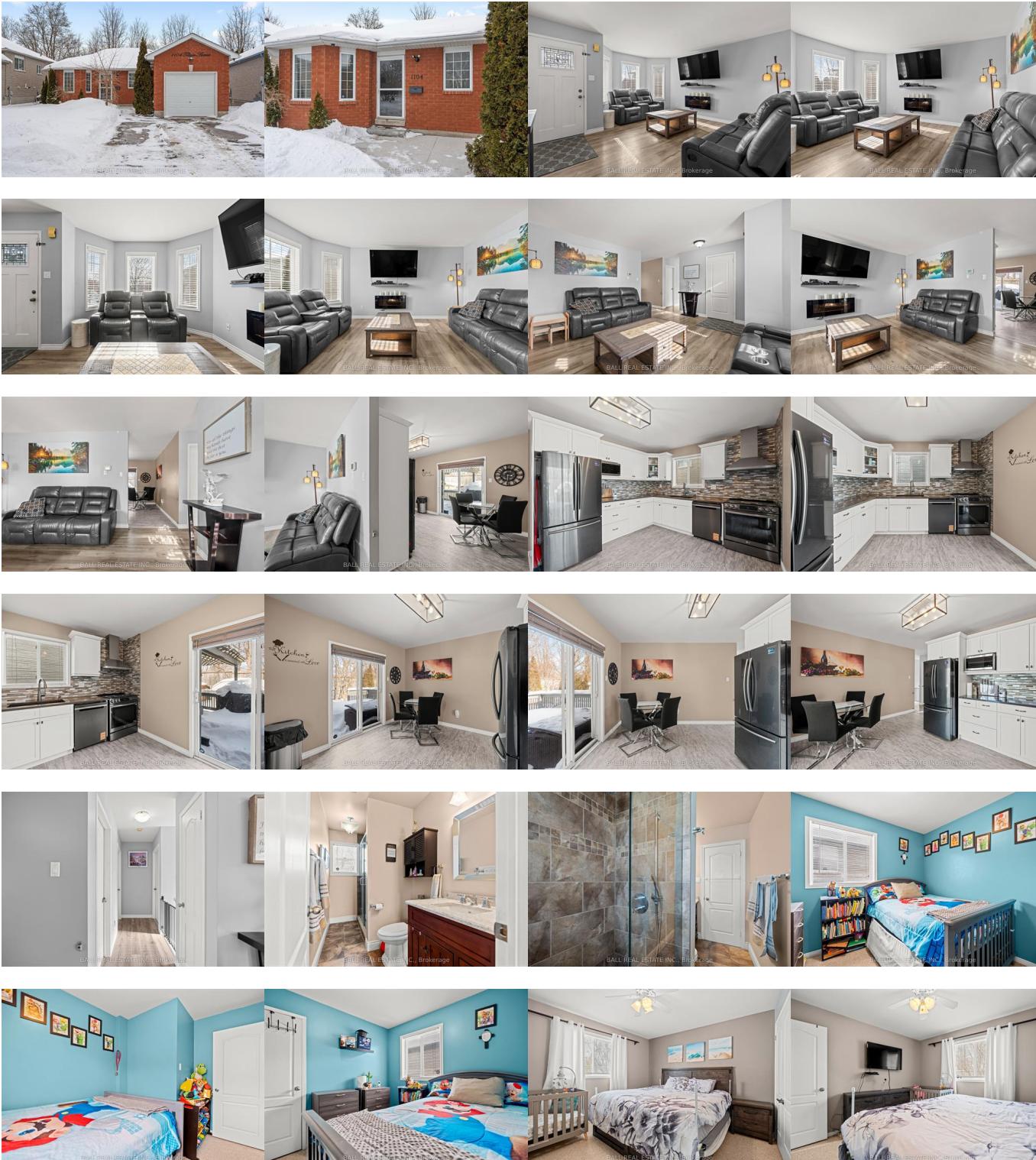
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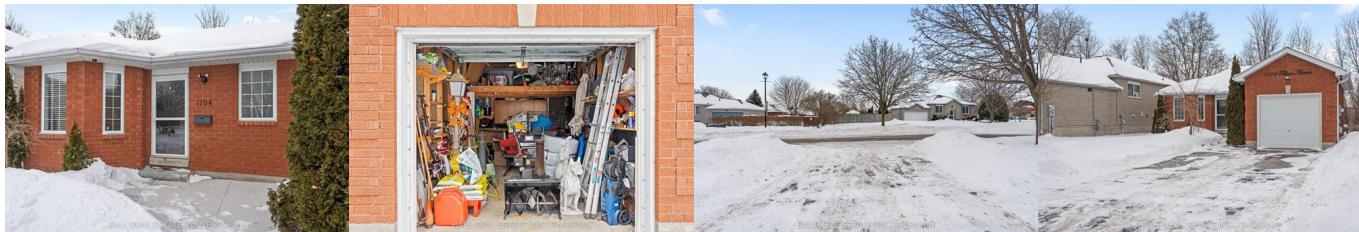
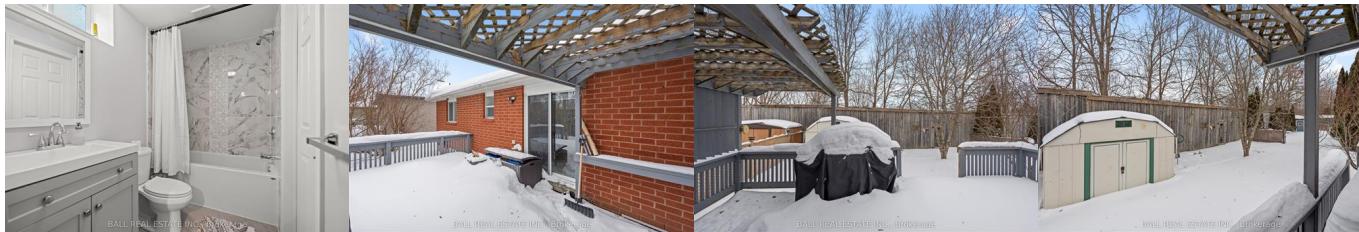
Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.46 M X 4.5 M	11.35 Ft x 14.76 Ft		
Living Room	Main	4.6 M X 4.45 M	15.09 Ft x 14.59 Ft		
Primary Bedroom	Main	3.33 M X 3.64 M	10.92 Ft x 11.94 Ft		
Bedroom	Main	2.74 M X 3.57 M	8.98 Ft x 11.71 Ft		
Bedroom	Basement	3.33 M X 3.63 M	10.92 Ft x 11.90 Ft		
Recreation	Basement	7.73 M X 4.99 M	25.36 Ft x 16.37 Ft		
Bathroom	Main			3	
Bathroom	Lower			4	

Photos

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