

Property Client Full

2048 Walker Avenue, Peterborough, Ontario K9L 1S1

Listing

2048 Walker Ave Peterborough

Active / Residential Freehold / Semi-Detached

MLS®#: **X12823064**

List Price: **\$449,900**

New Listing

Peterborough/Peterborough/Ashburnham Ward 4



Tax Amt/Yr: **\$3,751.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PT LT 114 PL M22 PETERBOROUGH PT 16 45R3895 PETERBOROUGH**

Style: 2 Storey	Rooms Rooms+: 7+4
Fractional Ownership: No	BR BR+: 4(3+1)
Assignment: No	Baths (F+H): 3(2+1)
Link:	SF Range: 1100-1500
Storeys: 2.0	SF Source: Plans
Lot Irreg:	Lot Acres: < 0.50
Lot Front: 30.01	Fronting On: E
Lot Depth: 135.02	
Lot Size Code: Feet	
Zoning: Residential	
Dir/Cross St: Marsdale Drive and Walker Ave.	

PIN #: 284540117	ARN #: 151404012075401	Contact After Exp: No
Holdover: 0	Possession Date:	
Possession: TBA		

Kitch Kitch + Fam Rm: 1 (1+0) Basement: No Fireplace/Stv: Yes/Finished, Full Interior Feat: No Parking Feat: In-Law Suite Available Heat: Forced Air Heat Source: Gas A/C: Yes/Central Air Central Vac: No Apx Age: 31-50 Elevator: No Laundry Lev: Lower Retirement: No Property Feat: Lake/Pond, Park, Place of Worship, Public Transit, School, Fenced Yard Exterior Feat: Deck, Year Round Living Roof: Asphalt Shingle Foundation: Poured Concrete Topography: Dry, Flat Soil Type:	Exterior: Brick, Vinyl Siding Garage: No Gar/Gar Spcs: None/0.0 Drive Pk Spcs: 3.00 Tot Pk Spcs: 3.00 UFFI: No Pool: None Room Size: Energy Cert: No Green PIS: No Rural Services: Security Feat:	Utilities: Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal Water: Water Supply Type: Water Meter: Waterfront Feat: Waterfront Struc: Well Capacity: Well Depth: Sewers: Municipal Special Desig: Unknown Farm Features: Winterized: Fully
Waterfront Y/N: No Water Struct: Under Contract: Air Conditioner, Hot Water Tank-Gas	Waterfront: None Easements/Restr: Dev Charges Paid:	Island YN: HST App To SP: Not Subject to HST
View:	Lot Shape: Rectangular	Lot Size Source: GeoWarehouse

Client Rmks: Welcome to 2048 Walker Avenue, a well-located semi-detached home in Peterborough's desirable east end. Just minutes to parks, Little Lake, the Canadian Canoe Museum, restaurants, shops, and everyday amenities, this location offers a great balance of convenience and community. The main floor features a bright, open layout where the living, dining, and kitchen spaces flow comfortably together, creating an inviting setting for everyday living and entertaining. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three well-proportioned bedrooms and a full 4-piece bathroom, offering practical space for families, guests, or a home office setup. The lower level adds versatility with an in-law suite complete with a kitchenette, bedroom, and bathroom. Ideal for extended family, additional living space, or as a potential income-generating opportunity, this area provides flexibility to suit a variety of needs. Outside, enjoy a generous fully fenced backyard with a deck, perfect for relaxing or hosting summer gatherings. This home has seen extensive updates over the past several years, including updated second-floor flooring and stairs (2021), basement waterproofing, removal of the separate basement entrance with new wall construction, and a renovated basement bathroom with fan (2022). The kitchen was updated with a new stove, plumbing, and tap (2023). In 2024, the installation of central air conditioning, a new electrical panel, an Ecobee thermostat, and a front entrance doorbell camera was completed, along with full landscaping improvements. The second-floor shower was renewed in 2025, along with a new laundry utility sink and exterior hose and tap, plus updated bathroom fixtures throughout. Overall, this is a well-maintained and thoughtfully updated home in a convenient east end location, offering space, flexibility, and long-term value for a variety of buyers.

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

Rooms

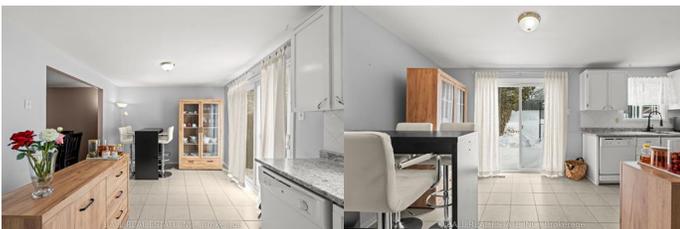
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<u>Room</u>	<u>Level</u>	<u>Dimensions (Metric)</u>	<u>Dimensions (Imperial)</u>	<u>Bathroom Pieces</u>	<u>Features</u>
Kitchen	Main	2.86 M X 3.13 M	9.38 Ft x 10.26 Ft		
Dining Room	Main	3.39 M X 1.94 M	11.12 Ft x 6.36 Ft		
Living Room	Main	3.39 M X 3.92 M	11.12 Ft x 12.86 Ft		
Breakfast	Main	2.76 M X 3.13 M	9.05 Ft x 10.26 Ft		
Bedroom	Second	2.73 M X 2.72 M	8.95 Ft x 8.92 Ft		
Bedroom	Second	2.88 M X 3.95 M	9.44 Ft x 12.95 Ft		
Primary Bedroom	Second	3.39 M X 4.52 M	11.12 Ft x 14.82 Ft		
Bedroom	Basement	3.28 M X 6.08 M	10.76 Ft x 19.94 Ft		
Utility Room	Basement	2.16 M X 5.47 M	7.08 Ft x 17.94 Ft		
Bathroom	Main			2	
Bathroom	Upper			4	
Bathroom	Lower			3	

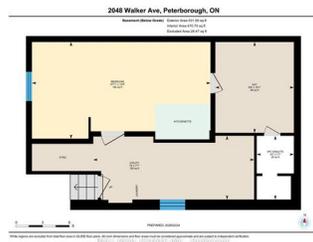
Photos

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