

Property Client Full

473 Kingsdale Avenue, Kingston, Ontario K7M 8A3

Listing

473 Kingsdale Ave Kingston
Active / Residential Freehold / Detached

MLS®#: X12847638
List Price: \$634,900

New Listing



Frontenac/Kingston/35 - East Gardiners Rd

Tax Amt/Yr: **\$4,536.00/2025** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **LT 109, PL 1778; KINGSTON TOWNSHIP**

Style: **Bungalow Raised** Rooms Rooms+: **7+6**
 Fractional Ownership: **No** BR BR+: **5(3+2)**
 Assignment: **No** Baths (F+H): **2(2+0)**
 Link: **No** SF Range: **1100-1500**
 Storeys: SF Source: **Plans**
 Lot Irreg: Lot Acres: **< 0.50**
 Lot Front: **60.13** Fronting On: **S**
 Lot Depth: **92.86**
 Lot Size Code: **Feet**
 Zoning: **Residential**
 Dir/Cross St: **Centennial Drive and Kingsdale Avenue**

PIN #: **362690221** ARN #: **101108018118700** Contact After Exp: **No**
 Holdover: **0**
 Possession: **TBA** Possession Date:

Kitch Kitch + Fam Rm:	1 (1+0) No	Exterior:	Brick	Utilities:	Gas, Hydro, Sewers, Cable Available, Telephone Available Municipal
Basement:	Yes/Finished, Full	Garage:	Yes	Water:	
Fireplace/Stv:	No	Gar/Gar Spcs:	Attached Garage/1.5	Water Supply Type:	
Interior Feat:	Primary Bedroom - Main Floor	Drive Pk Spcs:	4.00	Water Meter:	
Parking Feat:	Available, Private Double	Tot Pk Spcs:	5.50	Waterfront Feat:	
Heat:	Forced Air	UFFI:	No	Waterfront Struc:	
Heat Source:	Gas	Pool:	None	Well Capacity:	
A/C:	Yes/Central Air	Room Size:		Well Depth:	
Central Vac:	No	Energy Cert:	No	Sewers:	Municipal
Apx Age:	31-50	Green PIS:	No	Special Desig:	Unknown
Elevator:	No/	Rural Services:		Farm Features:	
Laundry Lev:	Lower	Security Feat:		Winterized:	Fully
Retirement:	No				
Property Feat:	Place of Worship, Public Transit, School				
Exterior Feat:	Deck, Year Round Living				
Roof:	Asphalt Shingle				
Foundation:	Concrete				
Topography:	Dry, Flat				
Soil Type:					
Waterfront Y/N:	No	Waterfront:	None	Island YN:	
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: **Welcome to 473 Kingsdale Avenue in Kingston, an all brick raised bungalow located in a well established, family friendly neighbourhood close to schools, parks, shopping and everyday amenities. This home offers a spacious and practical layout with plenty of space to grow. The main level features three bedrooms, a full bathroom and a bright living area that connects easily to the dining space and kitchen. Large windows bring natural light into the living areas, and the overall layout provides a solid foundation for buyers looking to update and tailor the space to their own taste over time. The lower level expands the living space with a substantial recreation room, two additional bedrooms, a two-piece bathroom and ample storage. Whether you're looking for extra room for family, guests, hobbies or workspace flexibility, the lower level offers options and versatility. Outside, the property offers a spacious yard with a deck, creating room to enjoy the outdoors during warmer months. The all-brick exterior adds durability and curb appeal, and the raised bungalow design provides a sense of separation between living areas while maintaining accessibility. Set in a mature neighbourhood known for its convenience and community feel, this property is well positioned for buyers seeking space, value and long term potential. With its generous footprint and solid structure, 473 Kingsdale Avenue presents an opportunity to create a home that reflects your vision in a location that continues to be in demand.**

Inclusions: **None**

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

Prepared By: **JEFF SANDS, Broker**

Date Prepared: **03/05/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.06 M X 4.45 M	10.03 Ft x 14.59 Ft		
Dining Room	Main	3.35 M X 3.33 M	10.99 Ft x 10.92 Ft		
Living Room	Main	5.07 M X 5.78 M	16.63 Ft x 18.96 Ft		
Primary Bedroom	Main	4.74 M X 3.32 M	15.55 Ft x 10.89 Ft		
Bedroom	Main	3.43 M X 3.23 M	11.25 Ft x 10.59 Ft		
Bedroom	Main	3.48 M X 2.89 M	11.41 Ft x 9.48 Ft		
Bedroom	Basement	4.16 M X 3.06 M	13.64 Ft x 10.03 Ft		
Bedroom	Basement	6.12 M X 7.96 M	20.07 Ft x 26.11 Ft		
Recreation	Basement	6.12 M X 7.96 M	20.07 Ft x 26.11 Ft		
Other	Basement	5.29 M X 3.26 M	17.35 Ft x 10.69 Ft		
Utility Room	Basement	1.73 M X 3.97 M	5.67 Ft x 13.02 Ft		
Bathroom	Main			4	
Bathroom	Lower			3	
Photos					

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