



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

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UNDER ONE ROOF.

PROPERTY INFORMATION

Situated on a desirable corner lot in a sought-after Kingston neighbourhood, 470 Kingsdale Ave is a spacious family home that offers exceptional living space both inside and out. A 2-car attached garage, triple-wide driveway, and ample parking provide everyday convenience and plenty of room for guests.

Step inside to discover a bright and expansive living and entertainment area that flows seamlessly into the formal dining room, creating an ideal layout for hosting family gatherings and special occasions. The functional kitchen connects effortlessly to a second inviting living space, where a beautiful brick-encased fireplace creates a warm and welcoming focal point. From here, sliding patio doors lead to a large wood deck complete with a retractable awning, extending your living space outdoors for comfortable entertaining throughout the seasons. The fully fenced backyard offers privacy, mature trees for shade, and a garden shed for additional storage, making it a perfect setting for families, pets, and gardening enthusiasts. The main level is complete with a 2-piece powder room.

Upstairs, you'll find three generously sized bedrooms and two full bathrooms, one of which is a private ensuite in the primary bedroom, providing a comfortable retreat at the end of the day.

The finished basement adds outstanding versatility with two additional bedrooms, one featuring its own fireplace, offering excellent space for guests, a home office, hobby room, or growing family.

With its generous floor plan, multiple living areas, abundant parking, and inviting outdoor spaces, this well-appointed home is ready to accommodate every stage of family living.

PROPERTY DETAILS

ADDRESS: 470 Kingsdale Ave, Kingston ON, K7M8A3

TYPE: Single Family Detached

LEGAL DESCRIPTION: LT 161, PL 1778 ; KINGSTON TOWNSHIP

SQ. FT:	1,740' above grade; 971' below grade (MPAC)
BEDROOMS:	5; 3 beds on 2 nd floor, primary has walk-in closet and ensuite; 2 beds in basement
BATHS:	3; 2-piece on main, 4-piece on 2 nd floor, 3-piece ensuite on 2 nd floor
LAUNDRY:	Dryer in basement with sink
BASEMENT:	Full, partially finished
AGE:	40 years (1986) (MPAC)
ELECTRICAL:	125-amp breaker panel
ROOF:	Asphalt shingle
FOUNDATION:	Concrete block
FLOORS:	Carpet, vinyl, laminate, tile
CEILINGS:	Drywall, stucco, ceiling tile
WINDOWS:	Vinyl
EXTERIOR:	Brick
INTERIOR:	Drywall, wood panel
PARKING:	Paved, triple wide, 6-car
GARAGE:	Attached, double wide
LOT SIZE:	61.98' by 131.43' (GeoWarehouse)
ZONING:	UR2- Urban Residential 2

PROPERTY DETAILS *continued*

TAXES:	\$5,243.74 (2026)
ROLL #:	101108018123600
PIN #:	360840266
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
COOLING:	Central air conditioning
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Corner lot, fully fenced, mature trees
INCLUSIONS:	Dishwasher, fridge, stove, hood fan, dryer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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