

\$949,900 - 48 Ellerbeck Street, Kingston (central City East)

MLS® #X12232492

\$949,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

14 - Central City East, Kingston (central City East), Ontario

Located in Kingston's sought-after Alwington neighbourhood, 48 Ellerbeck Street is a 3+2 bedroom, 2-bathroom bungalow that blends classic charm with modern updates. Set on a landscaped corner lot, the home offers privacy, curb appeal, and a bright, open main floor. The spacious living and dining area features wide luxury vinyl plank flooring and large windows that fill the space with natural light. The updated kitchen (2022) includes quartz countertops, a custom backsplash, stainless steel appliances, and an XL undermount double-basin sink. The finished basement, with a separate entrance, offers excellent versatility with a kitchenette, living area, rec room, two bedrooms with closets, and a renovated bathroom, ideal for an in-law suite or rental use. Recent updates include a new roof (2018), natural gas furnace (2022), hot water tank (2022), HRV system (2022), upgraded plumbing and electrical with new panel (2022), potlights (2022), and new flooring throughout (2022/2024). Accessibility improvements were also made in 2022 to the entrance, primary bedroom, main floor bath, and living/dining area. Just steps from Queen's University, the Isabel Bader Centre, hospitals, schools, and the waterfront, this location offers outstanding convenience. With nearby public transit, shopping, and community amenities, this property is a smart choice for families,



investors, or anyone seeking flexible living in a prime area. (id:6289)

Essential Information

Listing #	X12232492
Price	\$949,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	48 Ellerbeck Street
Subdivision	14 - Central City East
City	Kingston (central City East)
Province	Ontario
Postal Code	K7L4H7

Amenities

Amenities	Hospital, Public Transit, Schools
Features	Wheelchair access, Carpet Free
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
View	Lake view, View of water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Water Heater, Blinds, Dishwasher, Dryer, Garage door opener, Range, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Basement Separate entrance

Exterior

Exterior Brick
Exterior Features Landscaped
Lot Description 73 x 65.1 FT
Foundation Block

Listing Details

Listing Office ROYAL LEPAGE PROALLIANCE REALTY, BROKERAGE



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