

\$749,000 - 57 Lakeview Avenue, Kingston (city Southwest)

MLS® #X12437781

\$749,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

28 - City SouthWest, Kingston (city Southwest), Ontario

Welcome to 57 Lakeview Avenue, a solid raised brick bungalow that has been beautifully maintained and extensively updated, located on a quiet street with shared waterfront access. Due to its concrete construction, it is well insulated, low EMF and quiet. The main level features three bright bedrooms (one currently used as an office), a fully renovated bathroom (2023), and hardwood and engineered hardwood floors throughout the living and dining areas. A spacious living room with a large updated picture window flows into the dining room and a classic kitchen with newer countertops, sink, and appliances a warm and inviting space for family life or entertaining. The finished lower level, with its own separate entrance, adds remarkable versatility. Here, you'll find two additional bedrooms, a family room (currently used as a bedroom), a fully renovated bath, kitchen, laundry area, and new vinyl flooring (2025). This space is ideal for an extended family, an in-law suite, or income potential. Step outside to enjoy your private, fenced backyard with a rebuilt composite deck (2025), refreshed patio stones, raised garden beds, and a detached garage with newer roof. The property also includes enclosed side storage, new fencing (2024/2025), and many exterior updates that enhance both functionality and curb appeal. This home blends comfort with



peace of mind, thanks to major system updates. As part of the neighbourhood, residents enjoy shared, private, deeded waterfront access just steps away complete with a picnic bench, perfect for swimming, kayaking, or simply relaxing by the water. Move-in ready, flexible, and set in a welcoming community that is on the Express Bus Route, 57 Lakeview Avenue is an excellent opportunity for families, multi-generational living, or investors. Easy to show! (id:6289)

Essential Information

Listing #	X12437781
Price	\$749,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	57 Lakeview Avenue
Subdivision	28 - City SouthWest
City	Kingston (city Southwest)
Province	Ontario
Postal Code	K7M3T4

Amenities

Amenities	Beach, Park, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Lighting, Sump Pump, In-Law Suite
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Oven - Built-In
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Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	70 x 88 FT under 1/2 acre
Foundation	Concrete

Listing Details

Listing Office EXP REALTY, BROKERAGE



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