



\$639,900



900 Nottinghill Ave, Kingston, Ontario K7P 2B4



We look forward to welcoming you home.

Linda Brent
Sales Representative
Direct: 613-328-1299
lindabrent@royallepage.ca
www.WelcomeHomeKingston.com



Mark Malinoff
Sales Representative
Direct: 613-561-2317
info@markmalinoff.com
www.WelcomeHomeKingston.com

Royal LePage ProAlliance Realty
Independently Owned and Operated
80 Queen Street
Kingston, Ontario, K7K 6W7

Property Information

- **Property Type:** Residential
- **Property Style:** 2 Storey
- **Beds:** 3+1

- **Baths:** 2.5
- **Taxes:** \$4,937.09 / 2026
- **Sq. Footage:** 1651 ft

- **Lot Size:** 50 x 123
- **Year Built:** 1985
- **MLS®:** X13644040



Office: 613-544-4141



Property Description

Welcome to 900 Nottinghill Avenue! This well-maintained two-storey home in Kingston's desirable west end offers space, comfort, and convenience. The spacious kitchen opens to the dining and family rooms, while the bright living room provides additional gathering space. The main floor also features a 2-piece powder room and inside access to the oversized attached single-car garage. Upstairs offers 3 generous bedrooms, including a primary suite with ensuite. The finished lower level includes a rec room with walkout, fourth bedroom, large laundry/craft room with pantry, and workshop beneath the garage. Close to schools, parks, shopping, and transit. We look forward to welcoming you home.



Property Features

- Spacious kitchen
- Finished basement with walkout
- Separate family room and living room
- Large attached single car garage
- Bonus storage space under garage
- 3 1 bedrooms, 2.5 bath
- Laundry room with loads of storage
- Fully fenced large back yard
- Super location close to everything
- Large deck, private yard

