







We look forward to welcoming you home.


**Mark Malinoff**
Sales Representative
**Direct: 613-561-2317**
info@markmalinoff.com
welcomehomekingston.com





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

ROYAL LEPAGE
ProAlliance Realty
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

Office: 613-544-4141

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



All informations regarding this property, either expressed or implied, is from sources deemed reliable and assumed to pe correct. No waranty there of and same is submitted to be possible errors and omissions.




**$539,900**

# 691 Aylmer Crescent, Kingston, Ontario K7M 6L7







## Property Information

- **Property Type:** Residential
- **Property Style:** Raised Bungalow
- **Beds:** 2+1
- **Baths:** 2
- **Taxes:** $3,664.47 / 2026
- **Sq. Footage:** 918.22 ft
- **Year Built:** 1975
- **MLS®:** X13839504



## Property Description

Welcome home to this rare Collins Bay find, peacefully backing onto Collins Creek and a beautiful park. This charming, updated home features a bright open-concept living room and kitchen with plenty of counter space and built-in cabinetry, two main-floor bedrooms, and an updated full bathroom. The lower level offers a spacious bedroom or office, playroom/rec room, renovated bathroom with laundry, and storage. Enjoy your morning coffee or evening wine on the oversized deck while taking in tranquil surroundings and breathtaking sunsets. Move-in ready with many updates (see attached update list).













## Property Features

- Plenty of storage
- Beautifully Maintained
- Fully Finished Basement
- Backs onto the park & conservation
- Great Starter Home
- Private Yard
- Expansive Deck
- Hardwood floors throughout
- Open Concept Layout
- Updated Kitchen and Baths







