



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to 58 Ellerbeck Street, nestled in Kingston's highly sought-after Alwington neighbourhood. This charming, well-maintained two-storey home has been lovingly held by the same family since 1942. Featuring three bedrooms and a detached garage, it is brimming with potential and offers both privacy and timeless curb appeal.

Inside, the main floor features a spacious living and dining room alongside a large eat-in kitchen. Original flooring, woodwork, and architectural details highlight the craftsmanship of a bygone era, adding warmth and character throughout.

Upstairs, you'll find three generously sized bedrooms and a full four-piece bathroom, providing comfortable accommodations for family or guests.

The backyard extends the living space with an enclosed porch that opens to a deck, leading to a landscaped yard with mature perennial gardens—an inviting setting to relax or entertain.

Perfectly situated within walking distance of Queen's University, the Isabel Bader Centre, hospitals, schools, and the waterfront, this home offers unmatched convenience. With nearby public transit, shopping, and community amenities, 58 Ellerbeck Street presents an exceptional opportunity to enjoy one of Kingston's most desirable locations.

Property Details

ADDRESS: 58 ELLERBECK ST, KINGSTON, ON, K7L4H7

TYPE: Single-Family Detached

LEGAL DESCRIPTION: LT 6 PL 138 KINGSTON CITY; PT LANE AS SHOWN ON PLANS NO. C2 AND 138 KINGSTON CITY CLOSED BY CK81835 AS IN FR360559; KINGSTON; THE COUNTY OF FRONTENAC

SQ. FT:	1,264' above grade, 632' below grade (MPAC)
BEDROOMS:	3; Second level
BATHS:	1; 4-piece second level
LAUNDRY:	Basement
BASEMENT:	Unfinished, separate entrance
AGE:	1941 (84 years)
ELECTRICAL:	Breaker Panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete Block
FLOORS:	Hardwood, vinyl, carpet, cement
CEILINGS:	Drywall
WINDOWS:	Vinyl
EXTERIOR:	Brick
PARKING:	Single-wide paved driveway (2) car
GARAGE:	Single-wide detached
LOT SIZE:	33.00' X 123.00' (Geowarehouse)
ZONING:	UR5
TAXES:	\$7,107.16 (2025)

ROLL #:	101107007003000
PIN #:	360190006
HEATING:	Forced air gas
COOLING:	None
COSTS:	Utilities \$126.80/monthly
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Available at www.gogordons.com
LOT DESCRIPTION:	Private, landscaped
CHATELS INCLUDED:	Fridge, stove, washer, dryer (all as is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour