

FOR SALE



ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

2 STOREY HOME IN THE HEART OF KEMPTVILLE

27 VICTORIA AVENUE

More Info



juliaforbes.ca



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27 VICTORIA AVENUE, KEMPTVILLE

Character, comfort, and convenience come together at 27 Victoria Avenue, a 3-bedroom, 2-bath detached home in the heart of Old Town Kemptville.

This 2-storey blends timeless heritage appeal with thoughtful modern updates, all within walking distance to schools, the library, shops, cafés, parks, and scenic trails. The main floor features a bright kitchen with newer appliances (2022), a welcoming living room, family room, dining area, and convenient powder room by the front entrance. Upstairs; three well-proportioned bedrooms and a full bath, offering space for family, guests, or a home office. The lower level provides laundry and plenty of storage, while outside, a detached garage and private driveway offer parking for up to five vehicles. Extensive recent updates provide peace of mind: triple-glazed windows throughout (2023), new front and back doors (2023, both under warranty), sewer lateral replacement to the road (2023), water treatment system (2022), hot water heater (2022), expansion tank (2023), AC (2020), Roof (2012) and more. The backyard is private and versatile ideal for kids, pets, entertaining, or creating your own garden retreat. Set in a welcoming neighbourhood, with both a front and back deck, where heritage charm meets everyday convenience, this home is move-in ready. Discover the perfect balance of small-town character and modern comfort.

OVERVIEW

**2 storey home, 3 bedrooms,
1.5 bathrooms**

Detached garage + back and front deck, partially fenced back yard, walkable to Kemptville amenities.

Lot Frontage: approx 53 feet

Taxes/Year: \$2915/2024

Year Built: 1900

Sewer + Municipal Water

Approximate Monthly Utilities:

- \$91/mo (Water)
- \$61/mo (Gas)
- \$142/mo (Hydro)

IMPROVEMENTS

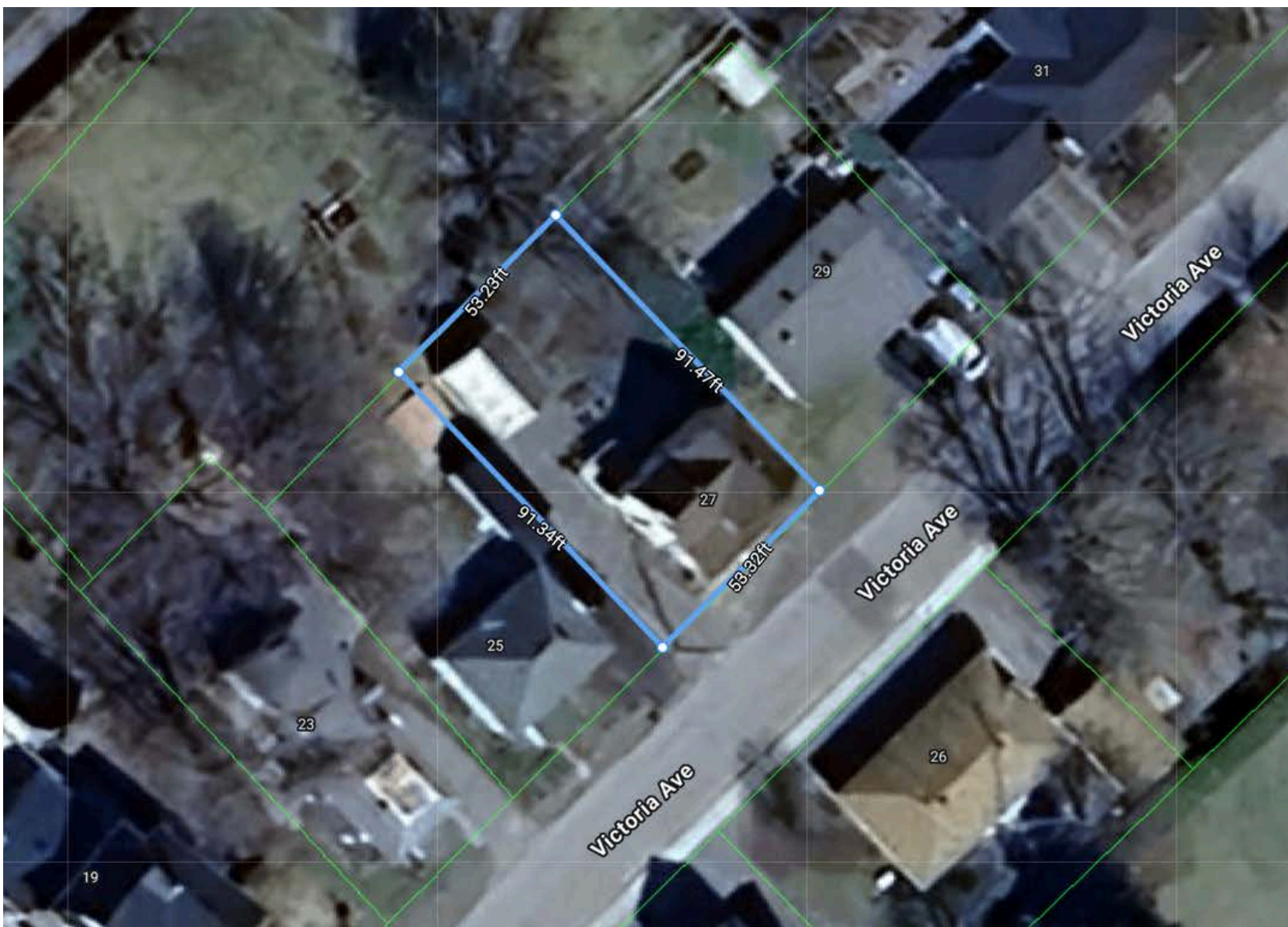
- Fridge (2022)
- Stove (2022)
- Dishwasher (2022)
- Washer & Dryer (2022)
- Sewer lateral to road replaced (2023)
- Hot Water Heater (2022) and expansion tank (2023)
- Water Softener/Treatment System (2022)
- All windows including basement, triple glazed (2023); Front and Back Door (2023) both under warranty;
- AC (2020)
- Furnace condensate pump (2023)
- Furnace Maintenance (2023)



INCLUSIONS

Fridge; Stove; Dishwasher; Washer; Dryer; Smoke Detectors; Hot Water Heater; Water Softener/Treatment System.

OVERVIEW



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EXTERIOR



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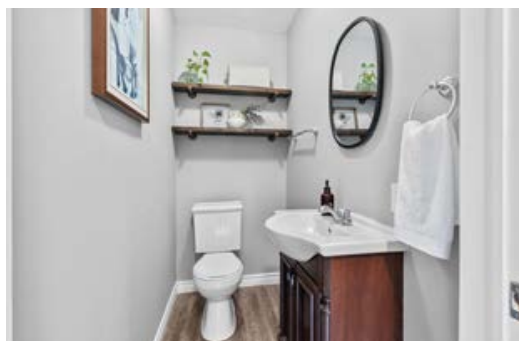
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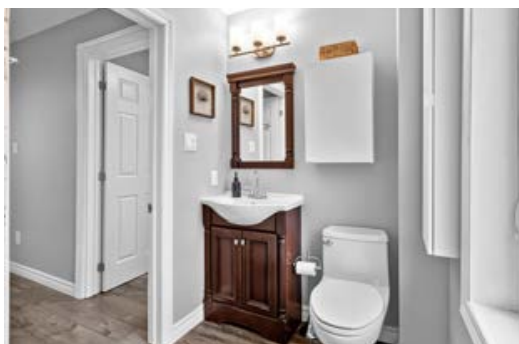
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UPPER LEVEL



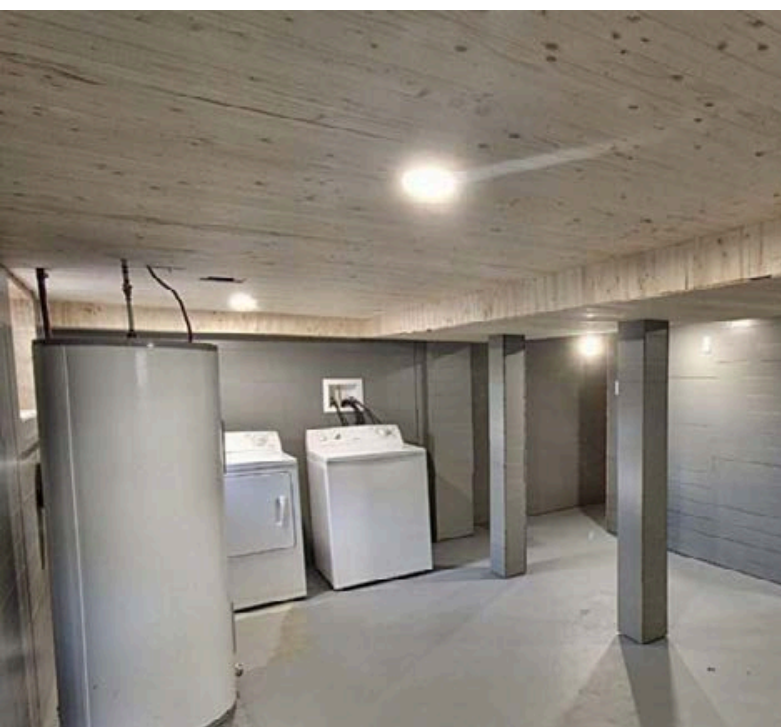
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LOWER LEVEL



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