

296 Braidwood Avenue, Peterborough, Ontario K9J 1V3

Listing

296 Braidwood Ave Peterborough

Active / Residential Freehold / Detached

MLS® #: **X13563118**

List Price: **\$459,000**

New Listing



Peterborough/Peterborough/Otonabee Ward 1

Tax Amt/Yr:	\$3,927.00/2025	Transaction:	Sale
SPIS:	No	DOM	2
Legal Desc:	LT 105 PL 30Q N MONAGHAN ; PETERBOROUGH		
Style:	2 Storey	Rooms Rooms+:	6+0
Fractional Ownership:		BR BR+:	4(4+0)
Assignment:		Baths (F+H):	2(1+1)
Link:	No	SF Range:	700-1100
Storeys:	2.0	SF Source:	Other
Leased Land:		YB/YB Source:	1915/MPAC
Lot Front:	38.63	Fronting On:	S
Lot Depth:	120.00	Lot Size Area:	
Lot Size Code:	Feet	Lot Size Area Code:	
SQFT Above Grd Fin:	1079.35	SQFT Above Grd Fin Src:	Other
Zoning:			
Cross Street:	Park St & Lansdowne St.		
Directions:	Lansdowne St to Park St. South, left on Braidwood Ave		
		Abv Gd Fin Area/Src:	1079.35/Other
Prop Mgmt:			
Status Cert:		SqFt Src/Comment:	Other
Seller:	Estate of Marion McDougall		

Recent: **07/14/2026 : NEW**

PIN #:	280940114	ARN #:	151401004002800	Contact After Exp:	No
Additional PIN #:		Phased Tax Value:	222,000.00	Under Contract Mnthly:	
Holdover:	90			Occupancy:	Vacant
Possession Type:	Immediate			Possession Date:	
Possession Rmks:	immed			Road Access Fee:	
Local Improv:				Survey Year/Type:	None
Seasonal Dwelling:				Realtor Sign on Prop:	

Kitch Kitch +	1 (1+0)	Exterior:	Brick	Utilities:	Gas Available, Hydro, Sewers, Cable Available, Telephone Available Municipal
Fam Rm:	No	Garage:	Yes		
Basement:	Yes/Unfinished	Gar/Gar Spcs:	Detached Garage/1.0	Water:	
Fireplace/Stv:	No	Drive Pk Spcs:	3.00	Water Supply Type:	
Interior Feat:	None	Tot Pk Spcs:	4.00	Water Meter:	
Heat:	Forced Air	Pool:	None	Waterfront Feat:	
Heat Source:	Gas	Room Size:		Waterfront Struc:	
A/C:	Yes/Central Air	Energy Cert:	No	Well Capacity:	
Central Vac:	No	Green PIS:	No	Well Depth:	
Laundry Lev:	Main	Rural Services:		Sewers:	Sewer
Property Feat:		Security Feat:		Special Desig:	Unknown
Roof:	Asphalt Shingle			Farm Features:	
Foundation:	Concrete			Winterized:	
Soil Type:				Island YN:	
Waterfront Y/N:	No	Waterfront:		HST App To SP:	Included In
Water Struct:		Easements/Restr:		Lot Size Source:	GeoWarehouse
Under Contract:		Dev Charges Paid:			
View:		Lot Shape:	Rectangular		

Remarks/Directions

Client Rmks: **Full of timeless character and thoughtful updates, 296 Braidwood Avenue offers the perfect blend of historic charm and modern convenience. This classic brick two-storey home features 4 bedrooms, 2 bathrooms, and a functional layout that's ideal for families, first-time buyers, or anyone looking for extra space. The home showcases original hardwood floors on the main level, adding warmth and character, while the kitchen addition and convenient main-floor powder room provide everyday functionality. Numerous recent improvements offer added peace of mind, including a new 100-amp breaker panel (2025), updated rear roof (2025), front porch roof (2024), updated plumbing, central air (2019), newer windows throughout, and a newer front entry door. Located in a well-established neighbourhood close to schools, parks, shopping, public transit, and all the amenities Peterborough has to offer, this charming home is ready for its next chapter. With its classic curb appeal, spacious layout, and extensive mechanical updates, 296 Braidwood Avenue is a wonderful opportunity to own a piece of Peterborough history.**

Broker Rmks:

Appt/Showing Rmks:

Showing Requirements: **Lockbox**

VT URL Unbranded: <https://unbranded.youriguide.com/2/>

Brokerage Information

Financing: --
Buyer Agency Compensation Remarks:

Perm to Advertise: **No**

Contact After Expired: **No**

List Brokerage: **MinCom Kawartha Lakes Realty Inc.**

Phone: **705-743-7355**

List Brkr Addr:
List Salesperson:
Contract Date:
Last Update:

419 George Street South Unit: Upper, Peterborough K9J3E1

[Roger Currier, Broker](#)

07/13/2026

07/14/2026

Leased Terms:
Expiration Date: **10/31/2026**
CB Comm: **2.25**

Fax:
Phone: **705-927-2774**

Original \$: **\$459,000**

Prepared By: Roger Currier, Broker

Date Prepared: 07/15/2026

Rooms

MLS®#: X13563118

Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Kitchen	Main	3.74 M X 4.66 M	12.27 Ft x 15.29 Ft		
Living Room	Main	4.29 M X 3.93 M	14.07 Ft x 12.89 Ft		
Office	Main	3.11 M X 3.64 M	10.20 Ft x 11.94 Ft		
Foyer	Main	1.96 M X 3.68 M	6.43 Ft x 12.07 Ft		
Primary Bedroom	Second	2.57 M X 3.96 M	8.43 Ft x 12.99 Ft		
Bedroom	Second	2.97 M X 3.03 M	9.74 Ft x 9.94 Ft		
Office	Second	2.57 M X 2.99 M	8.43 Ft x 9.81 Ft		
Bathroom	Second			4	
Bathroom	Main			2	

History

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Type: **RESI/Detached**

CDOM:

List SP: [Roger Currier, Broker](#)

List Brk: [MinCom Kawartha Lakes Realty Inc.](#)



Price Type
\$459,000 RESI

Mls Chg Type
New Listing

Chg Date
07/14/26

Change Info
->ACT

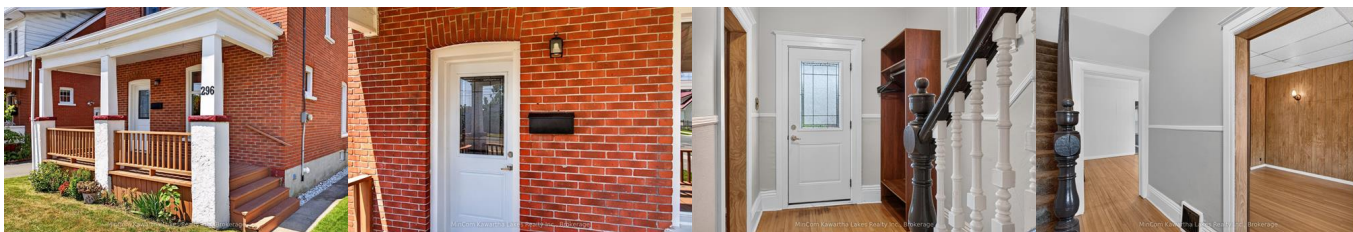
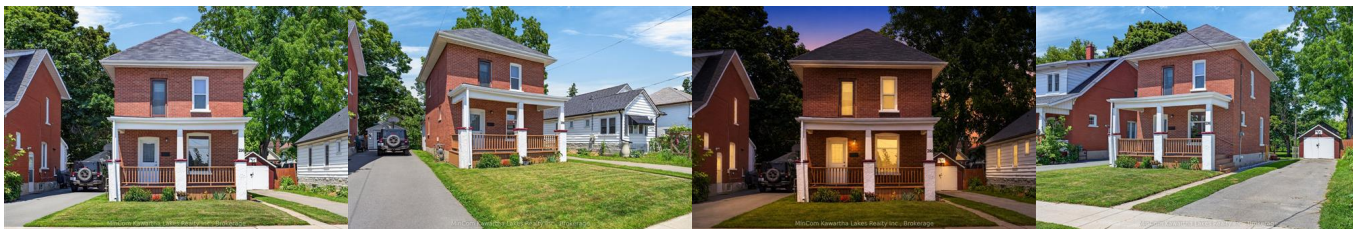
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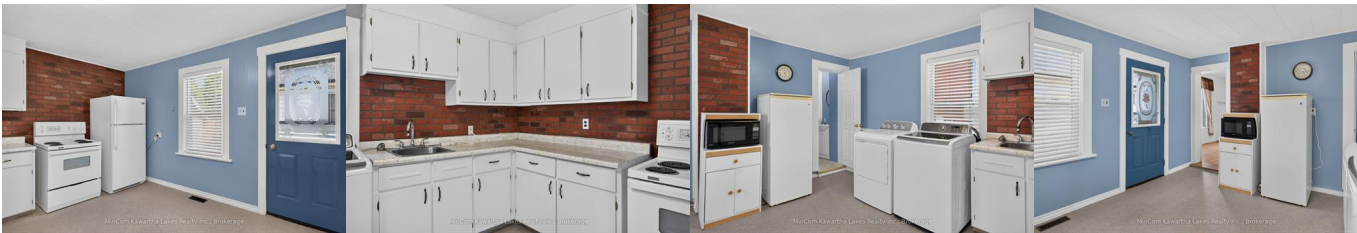
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Photos

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