

4 FIRST AVENUE

Wellington, ON
Prince Edward County



Sam Simone

SALES REPRESENTATIVE



Welcome to 4 First Avenue

Welcome to this beautifully maintained 1989 raised bungalow in the desirable town of Wellington. Perfect for growing families or retirees, this home offers excellent accessibility and a spacious layout. Enjoy a prime location within walking distance to local amenities, to the Wellington and District Community Centre – and just a short drive to stunning beaches, wineries, breweries, galleries, and more!

Step inside to the convenient entrance vestibule and foyer directing you to the upper level's living and dining rooms. From there, the floor plan flows naturally into a well-equipped kitchen accented by granite countertops. A standout feature is the generous sunroom overlooking the backyard with a walk-out to two new decks! This level also features a versatile bedroom that can double as an office, an additional secondary bedroom, and a primary bedroom with direct semi-ensuite access to the 4-piece bath. Practical dual stair glides provide effortless, accessible movement between floors.

The lower level offers excellent extra living space, featuring a large family room anchored by a cozy gas fireplace-perfect for entertaining or casual family nights. This level also hosts a fourth bedroom, a dedicated laundry room, and a utility room with ample storage space. Completing the lower level is a second 4-piece bath featuring a convenient walk-in tub for enhanced accessibility.

The backyard is an outdoor oasis boasting two brand-new back decks – and a 12' awning providing perfect summer shade. A large storage shed equipped with electricity offers an ideal setup for a workshop, hobby space, or seasonal storage.

Upgrades include new hot water tank with mixing valve (2026), new back decks (2026), new AC (2024), new carpeting (2020), new furnace (2019).

Taxes: \$2,779.96 (2026).

Legal Description: LT 33 PL 105; PRINCE EDWARD.

Rental Items: hot water tank (gas).

Inclusions: 2 (two) existing Levant stair lifts, existing Hunter Douglas Blinds, existing curtains, existing electrical light fixtures and ceiling fans, existing garden shed, existing awning, Whirlpool refrigerator/freezer, KitchenAid Superba range, Kenmore dishwasher, Panasonic microwave, Allure hood fan, Frigidaire upright freezer in laundry room, Maytag washer, Maytag dryer.

Exclusions: teak bar and 2 (two) bar stools in lower-level family room, Midea bar refrigerator in main level front bedroom, Omnimax refrigerator/freezer in lower-level utility room.







4 First Avenue, Wellington, ON

Upper Level Exterior Area 1068.83 sq ft
Interior Area 980.25 sq ft
Excluded Area 205.05 sq ft



0 3 6
ft

PREPARED: 2026/08/13



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Lower Level (Below Grade) Exterior Area 1014.16 sq ft
Interior Area 881.78 sq ft



0 3 6
ft

PREPARED: 2026/08/13



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