

ROOM DIMENSIONS

Main Level:

Living Room (3.64m x 4.26m)

Kitchen (2.63m x 4.48m)

Primary Bedroom (3.15m x 3.82m)

Bedroom (3.13m x 2.29m)

Bedroom (3.91m x 3.02m)

4 Piece Bathroom (1.5m x 2.63m)

Lower Level:

Kitchen (4.95m x 2.43m)

Living Room (4.77m x 3.02)

Laundry Room (3.32m x 1.60m)

Office (3.22m x 1.47m)

Bedroom (3.70m x 3.42m)

Bedroom (3.98m x 2.94m)

Property Features

- Charming brick bungalow with income unit
- Spacious living room with hardwood floors and large picture window overlooking greenspace
- Roomy eat-in kitchen with ample cabinet and counter space, plus convenient laundry area
- 3 generously-sized bedrooms with hardwood floors
- Large yard and carport
- Fully developed basement with legal secondary unit
- Open-concept living area and modern kitchen with eating bar
- Handy office nook
- Two spacious bedrooms in the basement with stylish full bath
- Laundry and storage room in the basement
- Perfect for owner-occupiers with rental income or investors
- Close to hospitals, schools, amenities, and greenspace
- 200A service upgrade and panel replacement, 12' x 18' deck (2020)
- Upstairs bathroom renovated, back up battery added to sewage pit, laundry area of the kitchen was reconfigured and cabinetry added, new hood fan vented to exterior (2021)
- Both units painted (2023)
- Electric lawn mower & basement fridge (2024)



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All dimensions are approximate.



2126 Arch Street

Elmvale Acres

• Ottawa





Brick Bungalow with Income Unit in Elmvale Acres

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Charming Brick Bungalow with Income Unit! Don't miss the chance to own this lovely home in Elmvale Acres. The main floor is ideal for singles, couples, or small families. The spacious living room features hardwood floors and a large picture window with views of the greenspace. The eat-in kitchen is roomy, well-designed, and offers ample cabinet and counter space, with laundry conveniently tucked away. There are 3 generously-sized bedrooms with hardwood floors, plus a fully renovated bathroom. The large yard and carport add extra appeal! The fully developed basement is a stunning legal secondary unit, with an open-concept living area, modern kitchen, and eating bar. It also includes a handy office nook, two spacious bedrooms, and a stylish full bath. A laundry and storage room complete the unit, making it perfect for renters. Great for an owner-occupier with rental income or an investor! Close to hospitals, schools, amenities, and greenspace.

PRICE \$795,000
HEATING Forced Air/Natural Gas
COOLING Central Air
POSSESSION Immediate
PROPERTY TAXES \$5,439.95/2024

INCLUSIONS 2 washers and 2 dryers (1 pair in each unit-stacked), 2 stoves, 2 fridges, 2 dishwashers, light fixtures, venetian blinds, 1 electric lawn mower, 2 portable gas generators (as is), battery back up system for sump pit
ANNUAL UTILITIES \$1510.56 - Hydro, \$1123.38 - Enbridge, \$733.14 - Water, Hot Water on Demand Rental - \$675.72