

## Room Dimensions

### Main Level

- Foyer (17.5' x 8')
- Living Room (12' x 11.8')
- Family Room (13.4' x 12.2')
- Dining Room (12.8' x 11.4')
- Kitchen (13.3' x 10.10')
- Partial Bath (2pc)

### Second Level

- Master Bedroom (17.8' x 12')
- Ensuite (10.5' x 5.11', 5pc)
- Walk-in Closet (11' x 5.7')
- Bedroom (11' x 10.5')
- Bedroom (12' x 11.6')
- Bedroom (12' x 12')
- Full Bath (11.7' X 5.5')
- Laundry

### Lower Level

- Rec Room (22.2' x 16.8'), less jogs
- Full Bath (4pc)
- Finished Storage Room with access to exterior(10' x 9.1')

### Key Features & Upgrades

- Carpet (2020)
- Painting (2020)
- Furnace (2016)
- Backyard Artificial Grass (2014)
- Backyard Treehouse (2013)
- Age of Roof (2005)



**674B Edison Avenue**  
**Westboro • Ottawa**

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All dimensions are approximate.

  
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## Sun & Space in This Contemporary Westboro Single Home For Sale

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Welcome to this bright, quality-built 4-bedroom, 4 bath single home in Westboro on a quiet street surrounded by wonderful neighbours! There is no shortage of space in this perfectly laid out family home with attached garage, finished basement with direct access to outside, yard and just enough open concept for easy living. The main floor features living and family rooms separated by a cosy two-sided fireplace. The large kitchen features abundant storage and work spaces, along with a coveted island. The open dining and family rooms, lit by large windows and patio doors, overlook the private back yard. Also on this level are a powder room for guests and garage access for easy Winter living. Upstairs offers deceptively large spaces! The skylight upper hall offers access to a roomy main bath with two sinks, three super spacious bedrooms, laundry and a master retreat with large walk-in closet and ensuite with two sinks. The proportions here are truly generous! With direct access from the side door, the finished basement offers plenty of space for a separate suite, home business or secondary dwelling. A large central room offers versatility for office, living or playing spaces and contains a 4-pc bath. A separate full-size room with laundry sink is the ideal spot for a kitchen, foyer, storage or workshop. The possibilities are endless! Situated steps to Dovercourt Community Centre and surrounded by the best neighbours, this street is much loved by its residents. Add its proximity to schools, shopping, transit and the 417, and you have a perfect home in a perfect location!

**PRICE** \$1,250,000  
**HEATING** forced air, natural gas  
**COOLING** central air conditioning  
**POSSESSION** immediate

**INCLUSIONS** fridge, stove, hood fan, dishwasher, washer, dryer, freezer (basement), all window blinds, all light fixtures, alarm (motion sensors / keypad only), garage door opener, central vac, treehouse, patio furniture, 2 x plastic sheds (one for cushions, one for recycling), bbq, artificial turf in backyard, the kitchen Island

**HYDRO** \$120/month (approx.)  
**GAS** \$130/month (approx.)  
**WATER** \$160/month (approx.)  
**PROPERTY TAXES** \$9,821 (2020)

**EXCLUSIONS** dining room curtains