Room Dimensions

Main Floor

- Living Room (15’0” x 12’7”)
- Dining Room (13’7” x 13’4")
- Kitchen (12’0” x 7’2”)
- Enclosed Back Porch (6’7” x 6’3”)

Second Floor

- Primary Bedroom (14’7” x 10’9”)
- Bedroom 2 (11’0” x 8’8”)
- Bedroom 3 (9’7” x 8’7”)
- 4-Piece Bathroom (6’9” x 5’7”)

Basement

- Unfinished Basement (25’3” x 14’2”)

Key Features & Upgrades

- Refinished Hardwood Throughout 2023
- Painting Throughout 2023
- 4-Piece Bathroom Renovation 2023
- Kitchen Renovated 2023
- Fence Installed 2017
- Soffit 2014
- Eavestroughs Redone 2014
- Asbestos Removal 2013
- Chimney Redone 2012
- Roof Asphalt Shingles 2012
- High Efficiency Forced Air Gas Furnace 2004

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Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.

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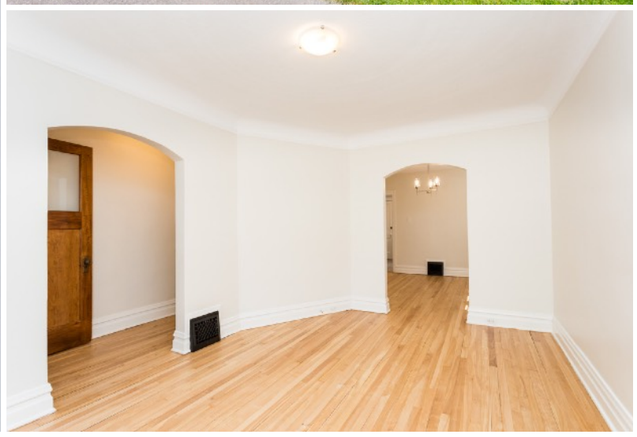

Delightful Brick Semi for Sale in Wellington Village

OTTAWA, ONTARIO
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Nestled in the heart of Wellington Village, you can't get a better location! This delightful brick semi is move-in ready. Spacious and inviting, you will immediately feel at home. Main level has freshly painted formal living area and dining room with newly refinished hardwood floors and charming finishings. Completely renovated kitchen with ss appliances and quartz countertop. The enclosed porch is perfect for extra storage all year round. Upstairs you will find three good sized bedrooms and completely renovated 4-piece main bath. The large private backyard with a generous sized deck is ready for entertaining! Detached garage offers tons of extra storage space, perfect for storing bikes or you could even turn it into a workshop. Sitting in the heart of Wellington Village just steps from the hustle and bustle of the shops and restaurants. This location is perfect for urban lovers! Steps from the Parkdale Market, close to schools, parks, public transit and 417.

PRICE $749,900
HEATING Forced Air, Natural Gas
COOLING None
POSSESSION TBD

INCLUSIONS Fridge, stove, hood fan, dishwasher, washer, dryer, all window blinds, all light fixtures.
EXCLUSIONS N/A

HYDRO $90/month (approx.)
HEAT $100/month (approx.)
WATER $65/month (approx.)
PROPERTY TAXES $5,391.01 (2023)