

Room Dimensions

Main Floor

- Living Room (11'0" x 14'11")
- Dining Room (12'1" x 11'0")
- Insulated Porch (6'6" x 8'0")

Second Floor

- Primary Bedroom (15'2" x 10'7")
- Bedroom 2 (9'2" x 10'3")
- Bedroom 3 (9'2" x 10'5")
- 4-Piece Bathroom (5'6" x 6'10")

Basement

- Recreation Room (14'8" x 14'0")
- 3-Piece Bathroom (7'2" x 6'5")
- Storage Room (6'3" x 6'6")

Key Features & Upgrades

- Roof (2015)
- 100AMP Electrical (2014)
- High Efficiency Furnace (2018)
- A/C (2018)
- Backyard Fence (2018)
- Exterior Walls Insulated (2018)
- Rear Door Steps and Entranceway Tiles (2018)
- Dishwasher (2020)
- Refrigerator (2021)
- Stove (2022)
- Washer (2023)
- Some Brick Repointing (2021)



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All dimensions are approximate.



176 Huron Ave N
Wellington Village · Ottawa





Pretty red brick semi with 3 bedrooms, two baths, private yard, garage and finished basement. Period features like pretty hardwood floors and curved doorways. Large, updated windows let in plenty of natural light in all principle rooms. Efficiently organized kitchen and a handy mudroom that leads to the back yard and garage. Upstairs are 3 bedrooms, including a roomy primary, each with good closet space. Updated main bath. Finished basement with full bathroom, large rec room, separate storage and laundry rooms. Street coveted for being a short, friendly dead-end street lined with pretty homes. Steps to Wellington and short walk to the LRT. You can't ask for a better location in this premier neighbourhood! Note: The front porch is scheduled to be rebuilt imminently by the current owners. Plans are available upon request.

HEATING Forced Air, Natural Gas
COOLING Central Air Conditioning
POSSESSION Immediate

INCLUSIONS Stove, Refrigerator, Dishwasher, Dryer, Washer, Light Fixtures.
RENTAL ITEMS Hot Water Tank

HYDRO \$124/mth (approx)
GAS \$74/mth (approx)
WATER \$50/mth (approx)
PROPERTY TAXES \$4,780.56 (2023)

Wellington Village Semi for Sale on Exceptional Street

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