

ROOM DIMENSIONS

Main Floor

- Dining Room (10'1" x 13'3")
- Living Room (12'9" x 17'7")
- Kitchen (11'6" x 10'1")
- 4 piece Bath (4'9" x 11'6")

Second Floor

- Primary Bedroom (12'11" x 11'10")
- Bedroom (12'11" x 9'0")
- Bedroom (11'5" x 8'6")

Basement

- Rec Room (17'4" x 17'2")
- Office (7'4" x 7'9")
- Partial Bathroom (4'10" x 5'0")

Garage

- Single Detached

KEY UPGRADES

- February 2024 - Brand new furnace
- 2024 - Main cast iron plumbing stack replaced
- 2021 - New refrigerator & stove
- 2021 - Two concrete exterior sills replaced at rear of house
- 2023 - New washer & dryer (GE)
- 2020 - Front & side of house parged
- 2019 - New dishwasher (Bosch)
- 2017 - Brick repointed for the entire exterior of house

Reid is a lovely quiet street, tucked away from everything yet super easy and quick to get everywhere! Not only are the parks close by but the hospital is literally up the road so if you're working at the Ottawa Hospital, you can walk there in a few minutes. A short and lovely stroll to both bustling Hintonburg and Little Italy, you will have easy access to all the restaurants, bars, cafes and shops.

Close to the best schools as well as transit and bike paths. The location is simply a 10/10! You will love your life here!



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All dimensions are approximate.



ENGEL & VÖLKERS

23 Reid Avenue

Civic Hospital

• Ottawa



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Semi Detached Home For Sale in the Civic Hospital

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PROPERTY TAXES \$5472/2023

This handsome brick turn-key home is sunny and fully renovated and makes the perfect space for a range of buyers. With a wonderful location close to the hospital and a short walk to both Hintonburg and Little Italy, you'll be centrally located on a quiet yet great street. The spacious living room has a large west facing window which floods the space with warmth and natural light. The dining room is open to the kitchen and features french doors leading out to the private deck area. The gourmet kitchen is beautifully designed and features full height custom cabinetry and stainless steel appliances. The primary bedroom is spacious featuring a lovely accent wall and hardwood floors as well as good closet space. The two other bedrooms are both pleasantly spacious and would be great for an office or guest room. The main family bathroom is absolutely perfectly renovated. The basement offers great extra living space being fully finished with a large tv or play room. Cozy up for family movie nights or to watch the game - you'll love having this room! The lower level also features a quiet office/den which is perfect if you require a work at home space tucked away from everything. Alternatively, use this room to make a home gym, yoga or craft room. There is a handy two piece bathroom on this level as well as laundry and storage. Detached garage, lovely deck and gardens as well as a stones throw from Fairmont or Reid parks.