

ROOM DIMENSIONS

Main Floor

Kitchen: 9.78 ft × 11.32 ft

Dining Room: 9.55 ft × 10.30 ft

Living Room: 19.72 ft × 11.98 ft

Sunroom: 9.09 ft × 6.46 ft

Primary Bedroom: 13.88 ft × 11.65 ft

Bedroom 2: 10.01 ft × 12.73 ft

Bedroom 3: 11.35 ft × 10.99 ft

Bathroom (4p): 7.78 ft × 4.40 ft

Lower Level

Recreation Room: 29.64 ft × 14.44 ft

Office: 14.50 ft × 8.10 ft

Laundry: 6.82 ft × 10.99 ft

Bathroom (3p): 5.25 ft × 4.49 ft

PROPERTY FEATURES

- 3 bedrooms, 2 bathrooms
- Side entrance tucked away from the street
- Spacious kitchen with tile floors, built-in cabinetry and shelving
- Living room with hardwood floors & electric fireplace
- Bright year-round sunroom at the front of the house
- Newly renovated 4-piece main bathroom
- Generous sized bedrooms
- Expansive basement recreation room
- Versatile office/flex space in basement
- Laundry area with laundry sink
- Basement 3-piece bathroom
- Two storage rooms
- Private backyard with hedge coverage
- Stone patio perfect for relaxing or entertaining
- Parking for three vehicles including one under carport
- 2020 fascia and eavestrough installed on the whole exterior of the property



1291 Notting Hill Avenue

Ellwood, Ottawa

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Charming 3-Bedroom Bungalow with Private Yard & Sunroom in Ellwood

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1291 Notting Hill Avenue is a 3-bedroom, 2-bath bungalow in Ellwood that feels private and welcoming from the moment you arrive, thanks to its side entrance tucked away from the street. Inside, the main floor features a spacious kitchen with tile floors and built-in cabinetry, opening onto the dining room and spacious living room with hardwood floors. These rooms also lead to a lovely sunroom at the front of the house that stays bright and inviting year-round. Down the hall are three generous bedrooms and a newly renovated 4-piece bathroom. The basement offers even more space with a large recreation room, a laundry area, and two storage rooms, offering plenty of room for both living and organization. The basement also has a second room that is the perfect flex space for a home office, crafting room, workout space, whatever suits your needs. Out back, the yard feels private with hedge coverage and includes a stone patio perfect for relaxing or entertaining. The property offers parking for three vehicles, including one under the carport, and has been impeccably maintained over the years, ready for its new owners. Conveniently located, this home is within close proximity to transit, grocery stores, and a variety of shops, making errands, commuting, and everyday living effortless.

HEATING Gas
COOLING Central Air
POSSESSION Flexible

INCLUSIONS Oven, dishwasher, fridge, washer/ dryer
APPROX UTILITY COST Hydro: \$203.18, Heating: \$69.21, Water: \$138.00 Bi-monthly
PROPERTY TAXES \$5055.65/2025