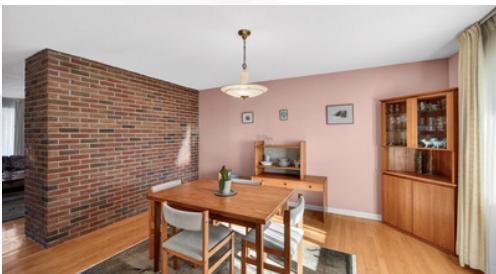


ENGEL & VÖLKERS

34 Wallford Way

NEPEAN



PROPERTY DESCRIPTION

This High Ranch bungalow combines mid-century modern style with bright, open living spaces, a wood-burning fireplace, a balcony, and a versatile lower level with a family room, laundry, and workshop with garage access. Outside, it features a large private backyard with a storage shed, perfect for relaxing or entertaining

PROPERTY HIGHLIGHTS



4 BEDROOM



3 BATHROOM



6 PARKING





Room Dimensions

MAIN LEVEL

- Foyer: 6'5" x 3'3"
- Dining: 12'4" x 14'10"
- Kitchen: 12'8" x 14'2"
- Living: 19'6" x 16'3"
- Primary Bed: 11'8" x 16'7"
- Bed 2: 8'10" x 14'2"
- Bed 3: 14'2" x 14'2"
- Primary Ensuite (2p): 11'2" x 5'5"
- Shower Room: 5'0" x 6'2"
- Bath (2p): 5'1" x 8'2"

LOWER LEVEL

- Recreation: 22'8" x 14'10"
- Bed 4: 13'8" x 15'11"
- Bath (3p): 6'0" x 11'5"
- Laundry: 7'6" x 14'10"
- Storage: 9'5" x 12'3"
- Utility: 8'6" x 14'10"
- Garage: 19'4" x 21' 10"

Property Features & Upgrades

- High Ranch bungalow with mid-century modern design
- 4 bedrooms and 3 full bathrooms
- Quiet Nepean street with great curb appeal
- Private driveway (parking for 4) with attached garage (parking for 2) and interior access
- Bright living, dining, and kitchen spaces with wood-burning fireplace and brick accent wall
- Balcony off the living room
- Primary bedroom with ensuite
- Renovated secondary bathroom with walk-in shower completed in 2016
- Large lower-level family room and fourth bedroom with wall of closets
- Spacious laundry room plus workshop or utility space
- Large private backyard with storage shed
- Attic insulation upgraded August 2023
- Eavestroughs replaced July 2021
- Two west-facing windows replaced December 2018
- Gas Furnace, 2015
- Garage door opener installed May 2015
- Front steps and driveway completed August 2012
- 2011 Asphalt Shingle Roof
- Hardwood floors refinished in 2008
- Close to parks, shops, restaurants, and the Experimental Farm

Associated Costs

APPROX UTILITY COST

Hydro: \$111
 Heating: \$98
 Water: \$70

PROPERTY TAXES

\$6,722/2025

- Heating: Gas
- Cooling: Central Air
- Possession: Flexible



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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.

