

ENGEL & VÖLKERS

99 Goulburn Avenue

SANDY HILL



PROPERTY DESCRIPTION

Filled with charm and character, this beautifully updated home features bright living spaces, a stunning renovated kitchen, a sun-filled third-floor retreat, and thoughtful updates throughout. Surrounded by tree-lined streets, parks, cafés, and historic homes, it offers a warm and welcoming lifestyle just moments from downtown Ottawa, Strathcona Park, and the Rideau River.

PROPERTY HIGHLIGHTS



4 BEDROOMS



2 BATHROOMS



2 PARKING





Room Dimensions

Main Floor

- Living Room: 9'9" x 13'10"
- Dining Room: 12'6" x 12'10"
- Kitchen: 10'10" x 13'3"
- Sitting Room: 11'8" x 9'6"

Second Floor

- Bedroom 2: 11'3" x 8'6"
- Bedroom 3: 9'5" x 14'10"
- Bedroom 4: 15'5" x 10'6"
- Bathroom: 5'1" x 5'8" (4 Pc Bath)

Third Floor

- Primary Bedroom: 26'7" x 15'5"

Basement

- Recreation Room: 14'9" x 14'3"
- Bathroom: 4'10" x 6'3" (3 Pc Bath)
- Laundry: 6'6" x 3'3"
- Utility Room: 14'4" x 9'1"

Associated Costs

APPROX UTILITY COST

Hydro: \$71.20/ month

Heating: \$91.75/ month

Water: \$133.93 bimonthly

PROPERTY TAXES: \$6933.04 (2026)

Property Features & Upgrades

- Bright open-concept living and dining spaces
- Stunning living room with large windows and natural light
- Renovated kitchen with modern appliances and breakfast counter (2019)
- Flexible rear sitting area ideal for a reading nook, playroom, or office space
- Rear flex space overlooking the back deck
- Private balcony off second-floor bedroom
- Spacious third-floor primary retreat
- Finished basement recreation room
- Additional lower-level bathroom with updated tile work
- Dedicated laundry area
- Back deck and kitchen windows updated (2019)
- All roof levels replaced (2020)
- New gas furnace (2022)
- Gravel parking area redone (2023)
- Washer and dryer updated (2024)
- Additional windows replaced (2025)
- Front porch completion scheduled for June 2026
- Outdoor storage and 2 rear parking spaces
- Close to University of Ottawa, Strathcona Park, the Rideau River, cafés, restaurants, and local shops
- Walking distance to transit, cycling routes, and everyday amenities
- Easy access to the Rideau Canal and Ottawa's downtown core
- Tree-lined streets, historic homes, and strong community atmosphere
- Zoned for Lisgar Collegiate Institute, École élémentaire publique Francojeunesse, and École secondaire publique De La Salle



ENGEL & VÖLKERS®

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87%



77%



96%