

ENGEL & VÖLKERS

174 Hickory Street

CIVIC HOSPITAL



PROPERTY DESCRIPTION

Beautifully renovated 3-bedroom semi-detached home in the Civic Hospital neighbourhood featuring a bright open-concept layout, renovated kitchen, finished basement, and versatile third-floor loft. Enjoy a private landscaped backyard, extra parking via the laneway, and an unbeatable location steps to Little Italy, Dows Lake, the LRT, and the Trillium Pathway.

PROPERTY HIGHLIGHTS



3 BEDROOMS



2 BATHROOMS



3 PARKING SPOTS





Room Dimensions

Main Floor

- Living Room: 11'1" x 16'10"
- Dining Area: 11'1" x 14'9"
- Kitchen: 7'9" x 12'10"
- Breakfast Nook: 6'10" x 8'4"

Second Floor

- Hall: 6'0" x 14'9"
- Hall: 2'9" x 2'11"
- Primary Bedroom: 14'4" x 9'8"
- Bedroom: 11'1" x 9'1"
- Bedroom: 11'1" x 10'4"
- Bathroom: 8'11" x 6'10"

Third Floor

- Office: 8'6" x 20'0"

Basement

- Basement: 17'5" x 16'3"
- Recreation Room: 17'6" x 19'1"
- Bathroom: 5'3" x 7'7"

Associated Costs

APPROX UTILITY COST

Hydro \$80, Heating \$78, Water \$72

PROPERTY TAXES: \$6,144 (2026)

Additional Info

- Parking: 3 surfaced parking spots
- Heating: Gas, heat pump
- Cooling: Central Air, heat pump
- 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.

Property Features & Upgrades

- 3-bedroom, 3-storey semi-detached home in the Civic Hospital neighbourhood
- South-facing, landscaped, fully fenced backyard
- Wider lot with laneway access and extra parking
- Bright, open-concept main floor filled with natural light
- Renovated kitchen with ample cabinetry and workspace
- Three spacious bedrooms
- Renovated full bathroom on the second level
- Third-floor bonus loft ideal for a home office, studio, or reading retreat
- Finished lower level with spacious recreation room and full bathroom
- Less than 5 minutes to the LRT station, Steps to the Trillium Pathway, Little Italy, Dow's Lake, and the Rideau Canal
- Updates
- 2025: Rebuilt interlock front steps
- 2024: New backyard fence and landscaping
- 2022: Finished attic with heat pump
- 2020: Major systems update (roof, soffits, eavestroughs, attic skylight, furnace, A/C, and hot water tank)
- 2014: Basement bathroom renovation
- 2013: Complete interior renovation including new windows, electrical upgrades, asbestos removal, soundproofed shared wall, replaced galvanized plumbing, full home insulation, and re-ran air ducts

