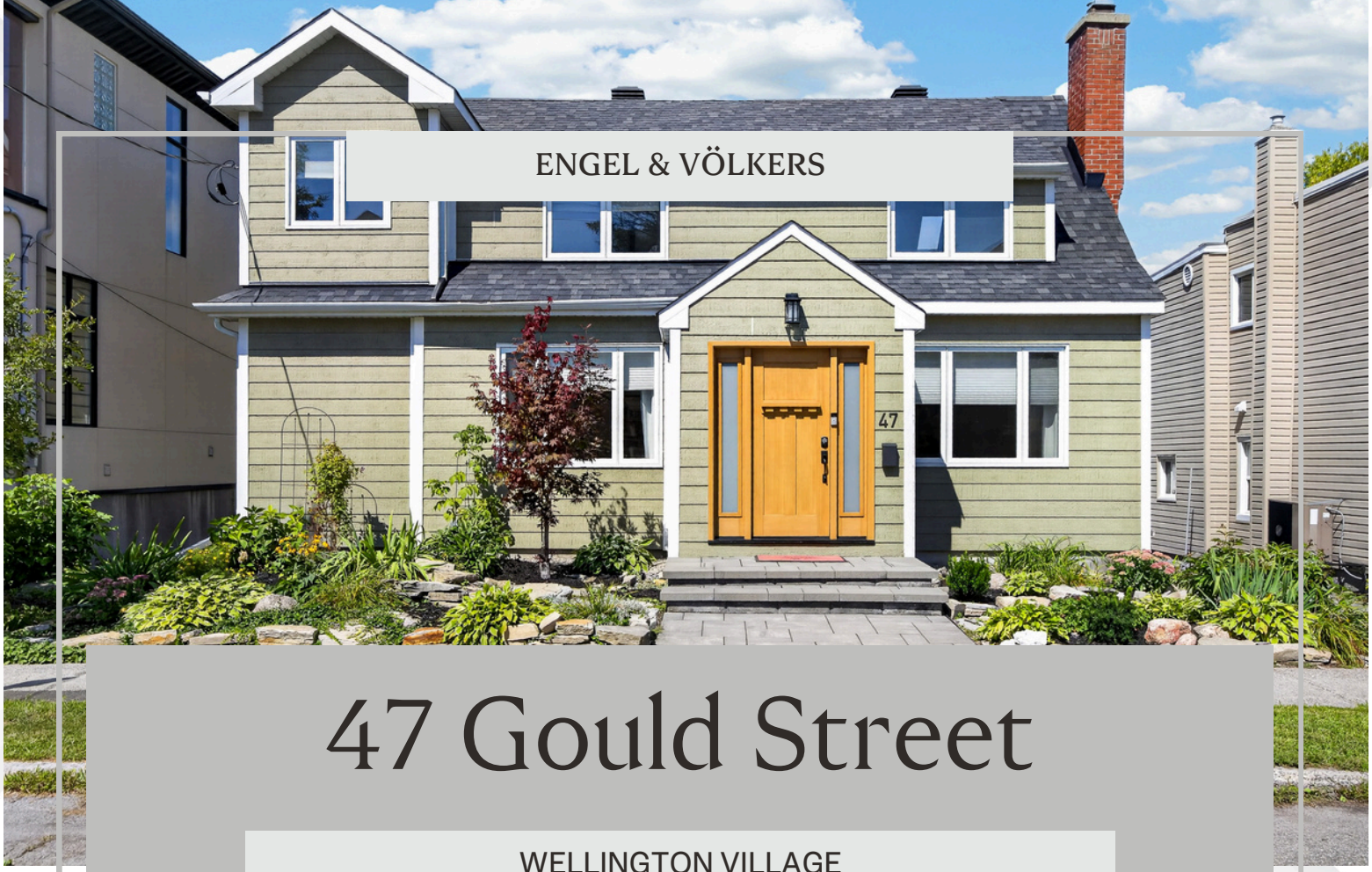


ENGEL & VÖLKERS

47 Gould Street

WELLINGTON VILLAGE

PROPERTY DESCRIPTION

This charming, centrally located home offers three bedrooms, two full bathrooms and flexible living space across three finished levels. The main floor features a bright open concept kitchen and family room, while the finished lower level includes a recreation room, exercise room and office, with a large backyard, multi-level deck, detached garage and thoughtful updates throughout.

PROPERTY HIGHLIGHTS

3 BEDROOMS

2 BATHROOMS

4 PARKING

jen stewart&team 613-795-9793 jen@ottawarealestatepeople.com 787 Bank Street, 2nd floor Ottawa · ON, K1S 3V5

Room Dimensions

Main Floor

- Living Room: 14.5 x 10.9 ft
- Dining Room: 11.7 x 10.3 ft
- Kitchen: 10.7 x 12.7 ft
- Family Room: 12.4 x 12.7 ft
- Bedroom: 9.9 x 11.9 ft
- Bathroom: 6.3 x 7.9 ft
- Laundry: 6.3 x 2.9 ft
- Foyer: 6.7 x 4.3 ft

Upper Floor

- Primary Bedroom: 12.5 x 16.0 ft
- Bedroom: 9.4 x 7.8 ft
- Bathroom: 6.3 x 13.7 ft
- Hall: 13.8 x 7.8 ft
- Walk-In Closet: 4.1 x 7.8 ft
- Room: 6.3 x 6.8 ft

Basement

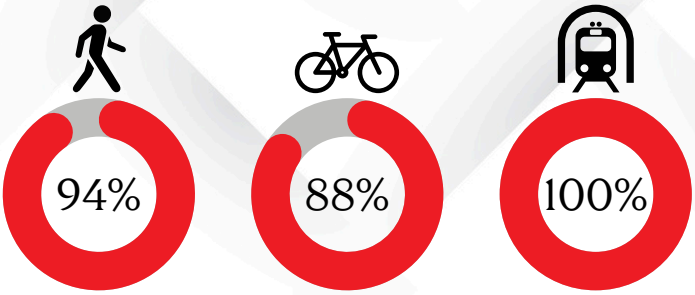
- Recreation Room: 11.1 x 14.9 ft
- Gym: 15.2 x 12.6 ft
- Office: 6.3 x 13.7 ft
- Storage: 6.3 x 9.3 ft
- Basement Area: 26.7 x 10.3 ft
- Room: 6.7 x 4.3 ft

Associated Costs

Taxes: $8650.43/2026
Hydro is apx $85.00/month
Heating is apx $86.00/month
Water is apx $50.00/month
HWT rental is $29.43/month

ENGEL&VÖLKERS®

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

- Charming 3-bedroom, 2-full-bath home with living space across three levels
- Cozy living room featuring a gas fireplace
- Bright, sun-filled dining room with hardwood flooring
- Open-concept kitchen and family room ideal for everyday living
- Kitchen peninsula with casual dining and convenient laptop workstation
- Spacious primary bedroom with walk-in closet
- Large second bedroom and 5-piece upper-level bathroom
- Finished lower level with recreation room, exercise room and office
- Lower-level egress window offering potential for additional bedroom space
- Large backyard with spacious multi-level deck
- Detached garage plus driveway parking for 3 vehicles
- Major renovation completed in 2014
- New front door installed in 2026
- New gas furnace installed November 2024
- New Napoleon central air conditioner installed August 2026
- Newer appliances installed within the last two years
- Hardwood flooring throughout main and second floors; laminate in basement
- Durable HardiePlank fibre cement exterior
- Inclusions: washer, dryer, fridge, induction stove, dishwasher, microwave, linen cabinet, window coverings and outdoor furniture