



*For Sale*

# 185 Allison Avenue



Carlingwood /  
Woodpark



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46.5' x 96'



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Beautifully updated semi-detached home on sprawling lot in prime central location, boasting an oversized single gar garage. Newly renovated to showcase a comfortable modern aesthetic Traditional layout offers separate yet connected spaces beginning with cozy living room at the front of home set aside large picture windows. Formal dining room finished with built-in cabinetry leads directly to gorgeous kitchen with stunning blend of modern upgrades & charming original details - custom full-height cabinetry finished with crown molding, gleaming quartz countertops & stainless steel appliances. Upstairs, you'll find three well-sized bedrooms & a full bathroom. Fully finished basement adds valuable additional living space, complete with second full bathroom.

Delightfully landscaped backyard is a private oasis providing multiple outdoor living spaces with expansive two-level deck + stone patio, lush gardens + mature hedges & trees creating a tranquil retreat.

# Carlingwood / Woodpark

Unbeatable location – steps to Richmond Road & Ottawa River Pathway + close to Carlingwood Mall & Westboro Beach. Zoned for highly rated schools & many nearby parks. Commuting is a breeze, well connected to transit, parkway, highway 417, and minutes to future LRT.



## Inclusions

- Appliances (2019): refrigerator, stove, dishwasher, microwave/hood fan
- Washer & dryer (2022), all light fixtures, window coverings, bathroom mirrors, BBQ, storage shed, hot water heater

## Negotiable

- All furniture including outdoor patio furniture and lawnmower can be negotiated

## Approximate Utility Costs

- Electricity (Hydro Ottawa): \$123/month
- Natural Gas: \$61/month
- Water/wastewater: \$138/month
- Property taxes \$5,094/2024



## *Semi-detached* Home

- Beautifully updated semi-detached home
- Perched on a sprawling lot in prime central location
- Oversized single gar garage, a true rarity in the neighbourhood, provides plenty of parking, storage or a workshop
- Newly renovated throughout to showcase a comfortable modern aesthetic
- Bright sun-filled spaces
- Light colour palette
- Grey wood-like flooring
- Tastefully chosen finishes
- Traditional layout offers separate yet connected spaces
- Welcoming foyer with storage closet

## *Traditional* Layout

- Cozy living room at the front of home set aside large picture windows
- Formal dining room finished with built-in cabinetry
- Gorgeous updated kitchen
  - Stunning blend of modern upgrades & charming original details
  - Custom full-height cabinetry finished with crown molding
  - Linear sleek handles
  - Quartz countertops
  - Elegant tiled backsplash
  - Single basin undermount sink with gooseneck faucet
  - Stainless steel appliances
- Upstairs, a full bathroom & three well-sized bedrooms with closets
- Fully finished basement
  - Valuable additional living space with engineered hardwood flooring
  - Complete with second full bathroom



## Home Features & Updates

\*approximate ages\*

- Built in 1959
- Furnace - forced air, natural gas - 2018
- Central air conditioning, 2020
- Roof, asphalt shingles, 2018
- Block foundation
- Municipal city water
- Garage addition (previous owner), 2012
- Hot water heater (owned), 2021
- Basement renovation including adding the full bathroom, 2020
- Kitchen renovation, 2019
- Pot lights in living room & foyer, 2019
- First floor windows & bedroom windows, 2020
- Front exterior door and added patio door, 2021
- Bathroom windows (5-10 years old)
- Basement windows (unknown)

## Backyard Oasis

- Delightfully landscaped backyard is a tranquil retreat
- Multiple outdoor living spaces
- Expansive two-level deck, 2022
- Interlock/stone patio, 2022
- Lush gardens
- Mature hedges & trees
- Sizeable storage shed
- Fully fenced yard
  - Wooden fence on both sides
  - Wire fence at back with cedar hedges



# Are you ready to make this house your *home*?

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto:natalie@nataliemcguire.ca)

613 • 859 • 8474

Royal LePage • Carling  
613 • 725 • 1171  
1723 Carling Avenue  
Ottawa, ON, K2A 1C8



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