



For Sale

#47 – 3691 Albion Road



**Sawmill Creek /
Timerbmill**



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Beautifully updated townhome with no front or rear neighbours boasts a quiet tranquility rarely found in the city! Framed by picturesque trees in both front & back, home offers serene views from every window. Updated interior features neutral walls & light hardwood floors with intelligently planned layout featuring distinct yet well connected spaces. Welcoming foyer runs adjacent the spacious living room anchored by cozy gas fireplace. Natural flow leads to formal dining area which connects seamlessly to renovated kitchen, making entertaining simple. Classic white flat-panel cabinetry, gleaming quartz countertops, modern black hardware & upgraded appliances + large eat in space. Upstairs, 3 well sized bedrooms await – primary bedroom includes walk in closet + full bathroom tastefully updated. Finished basement extends living space featuring stylish laminate flooring, expansive recreation room with dry bar + additional bathroom. Outside, fully fenced backyard requires minimal landscaping for easy maintenance, stone patio, garden beds, storage shed & gated access to park behind home. In-unit laundry & parking conveniently located near the unit.

Sawmill Creek / Timbermill

Steps to local recreation centre & less than 1km from Bank St. Great walkability to daily necessities! Minutes to schools, parks, walking trails & plenty of shopping/dining options + well connected to transit & LRT.



Inclusions

- Kitchen appliances: refrigerator (2023), stove (2023), dishwasher (2023), hoodfan
- Washer & dryer (2023), all light fixtures, window blinds, bathroom mirrors, storage shed

Exclusions

- All curtains

Approximate Utility Costs

- Natural Gas (Enbridge): \$55/month
- Electricity (Hydro Ottawa): \$140/month
- Hot Water Heater, Rental (Enercare): \$39/month
- Property taxes: \$1,359/2024



Traditional Layout

- No front or rear neighbours
- Quiet tranquility rarely found in the city
- Framed by picturesque trees in both the front & back
- Home offers serene views from every window
- Beautifully updated interior
- Neutral walls
- Light hardwood floors
- Intelligently planned layout
- Distinct yet well connected spaces
- Welcoming foyer with storage
- Formal dining area connects seamlessly to kitchen
- Renovated Kitchen
 - Classic white flat-panel cabinetry
 - Gleaming quartz countertops
 - Brick pattern subway tile backsplash
 - Modern black hardware
 - Upgraded stainless steel appliances
 - Large eat in space with direct access to backyard
- Upstairs, three well sized bedrooms
 - Primary bedroom includes walk in closet + full bathroom tastefully updated with shower/tub combo & quartz countertop

Classic Design

- Finished basement extends living space
 - Stylish laminate flooring
 - Expansive recreation room with dry bar
 - Additional partial bathroom
- Fully fenced backyard
 - Requires minimal landscaping for easy maintenance
 - Stone patio
 - Garden beds
 - Storage shed
 - Gated access to park behind home
- In-unit laundry
- Parking conveniently located near the unit
- Access to shared pool with plenty of loungers for sunbathing
- Property provides complete lifestyle package in peaceful nature-inspired setting without ever leaving the complex



Condo Fee & Inclusions

- Eastern Ontario Property Management Group
 - 613-918-0145 ext. 529
- Fee approximately \$617/month
- Fee includes:
 - Caretaker
 - Water/wastewater
- Amenities:
 - Outdoor pool
 - Playground
- Status Certificate on file and available upon request

Parking

- 1 outdoor parking space
 - Located along the side of the building
 - Building N, Spot E3

Home Features & Systems

Approximate ages

- Built in 1975
- Hot water heater, rental - 2009
- Roof - asphalt shingles
- Baseboard heating
- Municipal city water
- Carpet & hardwood flooring
- Natural gas fireplace



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

Natalie McGuire

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