




For Sale

475 Grey Seal Circle

 **Riverside South**

 **3**

 **2**

 **19.99' x 107'**

 **3**

Tucked down a tree-lined street, this charming Urbandale townhome offers curb appeal & thoughtful updates throughout!

Sunken foyer sets the tone for a warm & inviting interior – modern palette of soft warm white & earthy tones complement the dark hardwood floors. Natural light floods the open concept layout through the large living room window, formal dining room provides space for gatherings and seamlessly connects to spacious kitchen with large pass-through window. Kitchen boasts contemporary shaker style cabinetry, abundant storage & sightlines over main level. Elegant double door entry leads to primary suite with large walk in closet & access to cheater ensuite bath. Fully finished basement extends living area with bright recreation room anchored by cozy gas fireplace + includes rough-in for potential future full bathroom. Private backyard features large walk-out deck, partial fencing & deep lot complete with garden beds & storage shed.

Riverside South

Prime location offers convenience and walkability minutes to new retail plaza, future core hub + LRT. Friendly neighbourhood is peppered with parks, schools & scenic walking paths!



Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, hood fan
- Washer & Dryer, all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, central built-in vacuum, storage shed

Negotiable

- Wall mounted TVs (47" main bedroom, 65" basement), front entrance shoe cabinet, chest freezer (2024), BBQ, garage tire storage rack

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$80/month
- Natural Gas (Enbridge) \$83/month
- Water/wastewater: \$35/month
- Hot Water Heater, Rental (Reliance): \$45/month
- Property taxes: \$3,781/2025



Charming Townhome

- Wonderful curb appeal
- Thoughtful updates throughout
- Welcoming covered front porch provides the perfect spot to sit & enjoy the outdoors
- Attached garage is outfitted with paneling & ceiling racks for efficient storage
- Sunken foyer with storage sets the tone for a warm & inviting interior
- Modern palette of neutral greige & earthy toned walls complements dark hardwood floors
- Natural light floods the open concept layout through large living room window, enhanced by high-end automated blinds that allow for both sheer and total coverage
- Formal dining room with direct access to backyard provides space for gatherings and seamlessly connects to spacious kitchen through large pass-through window
- Convenient partial bathroom on main level



Functional Layout

- Spacious kitchen
 - Contemporary shaker style cabinetry
 - Most with soft close hinges
 - Abundant storage & cooking surfaces
 - Sightlines over main level
- Three well-proportioned bedrooms
 - Elegant double door entry leads to primary suite with large walk in closet & access to cheater ensuite bath featuring elongated vanity & shower-tub combo
- Fully finished basement extends living area
 - Bright recreation room anchored by cozy gas fireplace
 - Rough-in for potential future full bathroom
- Private backyard
 - Large walk-out deck
 - Partial fencing
 - Deep lot
 - Lovely garden beds
 - Storage shed



Home Features, Systems & Improvements

approximate ages

- Built by Urbandale in 2005
- VanEE Smart HRV, 2023
 - Provides home & bathroom ventilation control
- Furnace, forced air - Natural gas, 2021
- Central air conditioning, 2020
- Hot water heater, rental 2013
- Roof, asphalt shingles, 2005
- Windows & doors, 2005
- Brick & siding exterior
- Fireplace, natural gas
- Municipal city water
- Natural gas fireplace
- Single attached garage with interior access
- Freshly painted, 2023/2024
- Main floor rear window fit with electric blind system, 2023
 - Remote control can be used freely or affixed to dock on wall
- Organized garage rack system
- Wall/ceiling mounted tire storage rack



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

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



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

