



For Sale

1102 Bedbrooke Street



Bel Air Park



3



2



53.94ft x 99.88ft



5

Beautifully updated all brick bungalow nestled on a quiet street in central Bel Air Park! Set on a generous lot & exuding curb appeal with expanded stone walkway, lush gardens, mature trees + charming sitting area. Neutral grey tones, smooth ceilings & carpet free interior create a timeless vibe with pride in ownership evident. Bright & spacious living room features large picture window + cozy gas fireplace with sleek grey surround. Effortless flow through open floorplan, formal dining area adjacent renovated L-shaped kitchen with classic shaker-style cabinetry, dark granite counters, premium appliances + peninsula island. Three comfortable bedrooms & spa-inspired main bath with glass-panelled tub/shower combo. Fully finished basement boasts expansive secondary living area, tons of space for hobbies, stylish full bath with glass shower, separate space for home office/gym, cedar lined storage room & more! Layout offers great potential for future income generating suite. Private backyard retreat – fully fenced & landscaped requiring low maintenance. Gazebo partially covers stone patio, wood deck across clean pea-gravel covered grounds with cultivated flower gardens & raised beds. Long driveway & oversized single garage provide ample parking & storage.

Bel Air Park

Fantastic prime location offers the best of tranquility & convenience – friendly mature neighbourhood, close to schools including Algonquin College. Nearby parks with splash pads, ice rinks, NCC trails & tons of amenities including shopping & dining. Minutes to highway 417 & well connected with transit, commuting is a breeze!



Inclusions

- Appliances: stove (2019), refrigerator (2015), dishwasher (2018), microwave/hood fan, refrigerator in basement
- Washer, dryer (2012), all light fixtures, window blinds, bathroom mirrors, alarm system, automatic garage door opener & remote, BBQ, central built-in vacuum, external natural gas hookup, hot water heater (2016)

Exclusions

- Upright freezer in basement

Approximate Utility Costs

- Natural Gas (Enbridge): \$94/month
- Electricity (Hydro Ottawa): \$86/month
- Water/wastewater: \$63/month
- Property taxes \$4,820/2024



All Brick Bungalow

- Beautifully updated bungalow
- Set on a generous lot
- Exudes curb appeal
 - Expanded stone walkway
 - Lush gardens
 - Mature trees
 - Charming patio sitting area at front of home
- Inside of the home boasts a fresh yet timeless vibe
- Neutral grey tones
- Smooth ceilings
- Carpet free
- Hardwood flooring throughout main living areas
- True pride in ownership is evident
- Bright & spacious living room
 - Large picture window overlooking front yard
 - Cozy gas fireplace with sleek grey concrete veneer surround
- Effortless flow through open floorplan, ideal for entertaining - formal dining area adjacent kitchen
- Renovated L-shaped kitchen
 - Classic white shaker-style cabinetry
 - Dark granite counters
 - Premium stainless steel appliances
 - Peninsula island
- Three comfortable bedrooms
- Spa-inspired main bath with glass-panelled tub/shower combo



Welcoming Design

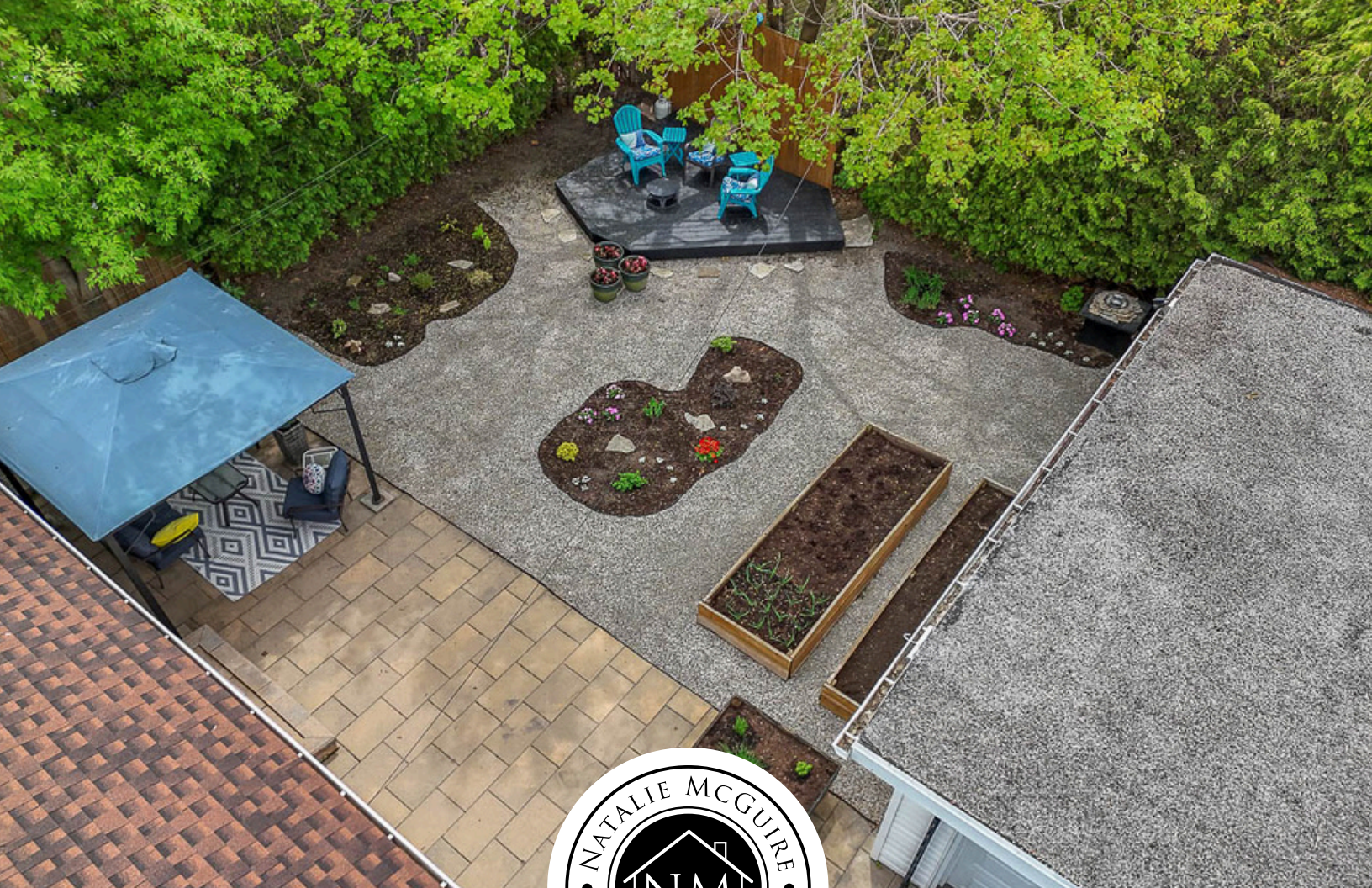
- Fully finished basement
 - Expansive secondary living area
 - Laminate flooring
 - Tons of space for hobby areas
 - Stylish full bath with glass shower
 - Separate space for home office/gym
 - Cedar lined storage room
 - Layout offers great potential for future income generating suite
- Private backyard is a stunning retreat within the city
 - Fully fenced
 - Beautifully landscaped requiring low maintenance
 - Gazebo partially covers stone patio
 - Wood deck across clean pea-gravel covered grounds
 - Cultivated flower gardens & raised beds for growing fruit & vegetables
- Long driveway & oversized single garage provide ample parking & storage



Home Features, Systems & Updates

Approximate ages

- Built by Campeau in 1956
- Brick exterior
- Poured concrete foundation
- Furnace, forced air - natural gas, 2000
 - Inspection completed March 2025
- Central air conditioning, 2009
- Hot water heater, 2016
- Windows, 2003
- Doors, 2011
- Roof, asphalt shingles, 2011
- Renovated Kitchen, 2006
- Natural gas fireplace
 - Chimney rebuilt, 2011
 - Gas insert placed in existing fireplace location, 2020
- Renovated bathrooms
 - Main bathroom, 2011
 - Basement bathroom
 - Sink & toilet, 2011
 - Shower, 2023
- Automatic garage door opener, 2023
- Garage roof – tar/gravel, 2023
- Copper electrical wiring
- Single detached garage
- Front of home
 - Interlock accents & steps
- Backyard
 - Interlock patio & steps
 - Wood deck



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

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