




For Sale

1056 Eider Street

 **Riverside South**

 **3**

 **4**

 **31.17' x 101.71'**

 **4**

Striking single family home proudly built by Richcraft in 2022, popular Canmore model blends contemporary design with thoughtful function offering sophisticated lifestyle! Full brick & stucco façade, manicured gardens & stone walkway leading to covered front entry. Sunken foyer offers defined welcome & graceful transition into main living space. Hardwood flooring flows throughout the home including beautifully crafted wide staircase. Sleek double-sided natural gas fireplace anchors main floor between formal dining area & expansive living room under vaulted ceilings & 1.5 storey windows wall. Bonus den, tucked quietly off main space offers versatility for many uses. Generously sized chef's kitchen features flat-front two-tone cabinetry extended to ceiling, long quartz topped island & high-end appliances. Primary bedroom includes double closets & luxurious hotel inspired ensuite bath. Fully finished basement acts as secondary living space with clean laminate floors, generous windows & ample recessed lighting. Long footprint easily accommodates multiple uses – recreation room, home gym, etc. all served by full bath & finished laundry room. Private backyard is fully fenced & boasts low-maintenance yard thoughtfully landscaped with large stone patio & raised garden beds.



Riverside South

Located in popular Riverside South amongst many great parks & schools, with shopping & dining minutes away. Nearby Long Island Locks offering water access for paddle boarding & kayaking. Well connected to transit including new LRT.

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, hoodfan, wine fridge
- All light fixtures, window blinds, built-in shelving affixed to walls, auto garage door opener & remote, external natural gas hook up, automatic blinds on high windows in living room

Approximate Utility Costs

- Natural Gas: \$80/month
- Electricity (Hydro Ottawa): \$80/month
- Water/wastewater: \$30/month
- Hot Water Heater, Rental - Enercare: \$60/month
- Property taxes: \$6,071/2025



Striking Family Home

- Proudly built by Richcraft in 2022, popular Canmore model
- A bold first impression
 - Full brick & stucco façade
 - Manicured gardens
 - Stone walkway leading to covered front entry
- Inside, sunken foyer offers defined welcome & graceful transition into main living space
- Hardwood flooring flows throughout the home including beautifully crafted wide staircase
- Bright neutral paint creates calm & elegant backdrop
- Sleek double-sided natural gas fireplace anchors main floor between formal dining area at front & expansive living room at rear
- Living room with vaulted ceilings & 1.5 storey window wall framing picturesque view of backyard
- Bonus den, tucked off main space offers versatility as reading nook or potential for future enclosed office space
- Generously sized chef's kitchen
 - Flat-front two-tone cabinetry extended to ceiling
 - Long quartz topped island with seating for 4
 - High-end stainless steel appliances including gas range, French door fridge & dedicated beverage fridge
- Mudroom with garage access & abundant storage + stylish powder bathroom



Contemporary Design

- Spacious upper level
 - Bright loft area adding more useable space
 - Primary bedroom includes double closets - one walk-in, and luxurious hotel inspired ensuite bath with double sinks, soaker tub, separate glass-enclosed shower & private water closet
 - Two additional bedrooms share well-appointed full bathroom
- Fully finished basement
 - Exceptional secondary living space
 - Clean laminate flooring
 - Generous windows
 - Ample recessed lighting for a bright and comfortable feel
 - Long footprint easily accommodates multiple uses – recreation room, home gym, etc.
 - Full bathroom
 - Finished laundry room
- Private backyard
 - Fully fenced
 - Low-maintenance yard
 - Thoughtfully landscaped with large stone patio & raised garden beds
 - Partially sheltered by charming gazebo
 - Use of space maximized efficiently to include both outdoor dining & lounge + more!



Home Features, Systems, & Upgrades

Approximate ages

- Built in 2022
- Brick & siding exterior
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Poured concrete foundation
- Single attached garage with interior access
- Hardwood, carpet, laminate & tile flooring
- Hardwood staircase
- Quartz countertops
- Fireplace, double sided- natural gas
- Interlock - front & back of home

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



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

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