




For Sale

67 Peterson Place

 Kanata

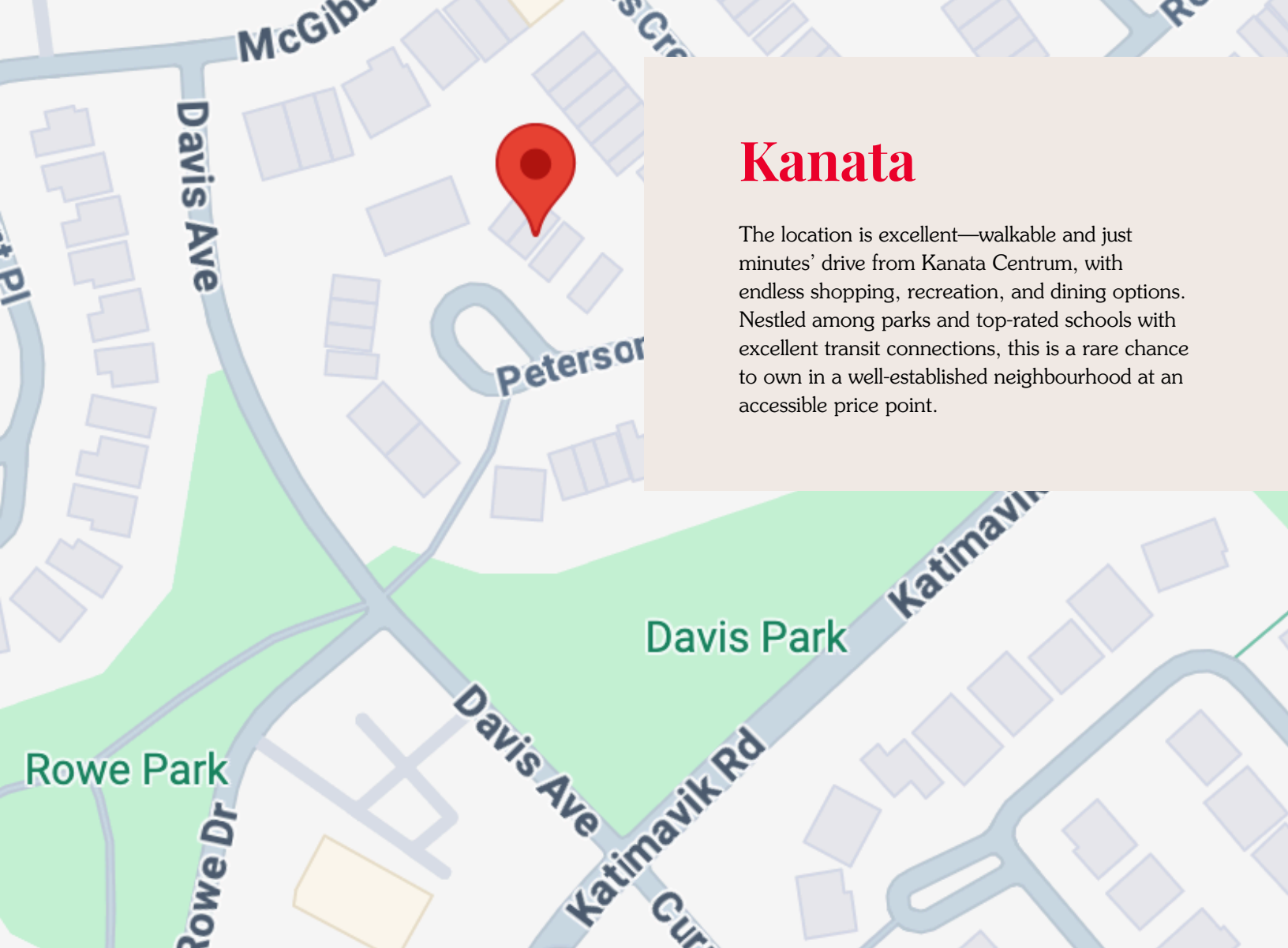
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 14.69 ' x 112.04 '

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Nestled on a quiet, family-oriented street, this three-bedroom townhome is attractively priced and brimming with potential. Intelligently designed layout offers a more open feel while still providing defined spaces. Kitchen features an efficient U-shaped design, a peninsula island, and a cozy breakfast nook. It connects seamlessly to a formal dining space and a comfortable living room with a corner fireplace that adds warmth. Generously sized primary bedroom boasts a private ensuite bathroom and wall-to-wall closet space. Finished lower level extends the living space with a versatile recreation room, dedicated laundry area, and storage, with potential for a fourth bedroom or home office. Fully fenced backyard offers great depth and usable space, complete with a deck that's perfect for soaking up the sun. This property features hardwood flooring in the main living areas, carpet upstairs, and newer vinyl in the basement. The furnace has been updated, while the kitchen, bathrooms & flooring remain largely original, leaving plenty of room for a modern refresh. With solid bones, a functional layout & spacious principal rooms, this home presents a fantastic opportunity for transformation.



Kanata

The location is excellent—walkable and just minutes' drive from Kanata Centrum, with endless shopping, recreation, and dining options. Nestled among parks and top-rated schools with excellent transit connections, this is a rare chance to own in a well-established neighbourhood at an accessible price point.

Inclusions

- Kitchen appliances: stove (2019), refrigerator, dishwasher (2023)
- Washer, dryer (2024), all light fixtures, window coverings, bathroom mirrors

Approximate Property Tax

- Property taxes: \$3654/2025
- Hot water heater, rental

Home Features & Systems

Approximate ages

- Built in 1988
- Roof, asphalt shingles, 2014
- Windows, 2014
- Patio/deck, 2017
- Furnace, forced air - natural gas, 2018
- Central air conditioning
- Fireplace
- Hardwood, carpet & vinyl flooring
- Brick & siding exterior
- Poured concrete foundation
- Single car garage with interior access to 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.

Functional Layout

- An opportunity not to be missed in the well-established Katimavik community in Kanata
- Attractively priced and brimming with potential
- Ideal for those looking to build equity in a family-friendly neighbourhood
- Hardwood flooring in the main living areas
- Carpet upstairs
- Newer vinyl in the basement
- Spacious foyer providing a warm welcome with access to the powder bathroom & garage
- Intelligently designed layout offers an open feel while still providing defined spaces
- Classic kitchen
 - Efficient U-shaped design
 - Peninsula island
 - Cozy breakfast nook perfect for casual meals
- Lovely formal dining space
- Comfortable living room with a corner fireplace that adds warmth without overwhelming the room

Thoughtful Design

- Generously sized primary bedroom boasts a private ensuite bathroom and wall-to-wall closet space
- Two additional bedrooms provide comfort & flexibility for family or guests
- Finished lower level extends the living space
 - Versatile recreation room
 - Dedicated laundry area
 - Storage space
 - Potential for a fourth bedroom or home office
- Fully fenced backyard offers great depth and usable space, complete with a deck that's perfect for soaking up the sun
- With solid bones, a functional layout, and spacious principal rooms, this home presents a fantastic opportunity for transformation
- While in need of cosmetic updates & some TLC, it is being sold as is, where is, offering a blank canvas to renovate and personalize to your taste!

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

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