



For Sale

69 Peterson Place



Kanata



3



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19.88 ' x 112.04 '



3

Classic red-brick townhome tucked into the heart of Kanata's sought-after Katimavik neighbourhood. Set on a quiet, tree-lined street surrounded by schools, parks, and pathways, this property is attractively priced and represents an excellent opportunity to enter a desirable community at a more accessible price point. Inside, the foyer provides practical access to the garage, closet, and powder bathroom. Dining room sits just off the kitchen, making mealtimes easy, while the living room anchors the back of the home with a gas fireplace and a charming bay window overlooking the yard. Galley-style kitchen offers functional storage, flat-faced cabinetry & a cozy breakfast nook that opens directly to a small walkout deck. With good depth, the backyard is ready for future landscaping projects and outdoor living. The primary suite is finished with hardwood flooring, double closets, and enjoys cheater access to the full bathroom along with its own private vanity area. Finished basement extends the living space with durable laminate flooring and a long, versatile footprint—ideal for a recreation room, workspace, or play area, with laundry and storage neatly tucked away.

Kanata

Excellent family-friendly neighbourhood with top-rated schools, ample parks and walking paths. Minutes away from shopping, restaurants, entertainment and everyday conveniences at Kanata Centrum plus nearby rec center & CTC. Excellent transit connectivity and close to highway 417.



Inclusions

- Kitchen appliances: stove (2019), refrigerator, dishwasher (2016)
- Washer (2015), dryer (2016), 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
- Furnace, forced air - natural gas, 2018
- Central air conditioning
- Fireplace - natural gas
- Hardwood, laminate & carpet 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.



Classic Townhome

- Classic red-brick townhome
- Located in the heart of sought-after Katimavik neighbourhood
- Set on a quiet, tree-lined street
- Surrounded by schools, parks & pathways
- Attractively priced and represents an excellent opportunity to enter a desirable community
- Comfortable layout
- Plenty of potential
- Perfect canvas for its next owners to make it their own
- Foyer provides practical access to the garage, closet, and powder bathroom
- Main floor that feels connected yet thoughtfully divided
- Dining room sits just off the kitchen, making mealtimes easy
- Living room anchors the back of the home with a gas fireplace and a charming bay window overlooking the yard
- Offering solid value, a practical floor plan, and a prime location near amenities
- Home is being sold As Is - an affordable chance to invest in Katimavik, update to your style, and enjoy the rewards



Practical Layout

- Galley-style kitchen
 - Functional storage
 - Flat-faced cabinetry with warm wood accents
 - Cozy breakfast nook opens directly to a small walkout deck
- Primary bedroom suite is finished with hardwood flooring, double closets, and enjoys cheater access to the full bathroom along + its own private vanity area
- Two additional bedrooms complete the second level, each well-suited for family, guests, or a home office
- Finished basement extends the living space
 - Durable laminate flooring
 - Long, versatile footprint ideal for a recreation room, workspace, or play area
 - Laundry and storage neatly tucked away
- Great backyard with good depth
 - Walk out deck sized for barbecuing
 - Steps down to a fully fenced backyard
 - Yard is ready for future landscaping projects and outdoor living



**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.

