



For Sale

884 Admiral Avenue



Carlington



2 + 2



2



66.14' x 131.79'



3

Tucked into a well-established neighbourhood with tree-lined streets and timeless charm, this renovated bungalow sits on a deep, well-landscaped lot and offers modern design with no rear neighbours — all just minutes from the heart of the city. The interior has been completely transformed with an airy open-concept layout and sophisticated finishes, including crisp white paint, light hardwood floors and recessed lighting. Renovated kitchen makes a bold design statement with a striking mix of light and dark tones — sleek black cabinetry paired with gleaming countertops and an oversized tile backsplash. The family quarters are tucked quietly to one side of the home, featuring two bedrooms, including one with a walk-in closet, and a beautifully updated full bathroom. Down the feature staircase clad in warm wood paneling, the lower level extends the living space. Cork flooring, soft neutral paint, and well-placed windows enhance the natural light, creating a welcoming setting for a recreation room, full bathroom, and two additional bedrooms. Private backyard with large walkout deck, storage shed, and low-maintenance gardens framed by mature trees that add privacy and shade. With no rear neighbours and open space just beyond the fence, it feels exceptionally tranquil.

Carlington

The best of central living with a relaxed, residential feel. Surrounded by tree-lined streets & parks, just minutes from everyday essentials along Merivale & Carling. Enjoy the green space & trails of the NCC Experimental Farm just down the street, or head to Westboro Beach, Dows Lake, & the Arboretum — all just a quick drive away. Commuting is effortless with quick access to Hwy 417, nearby bus routes, or by cycling the Trans Canada Trail.



Inclusions

- Appliances: stove (2019), refrigerator (2019), dishwasher, hood fan, wine fridge (2019), freezer
- Washer & dryer, all light fixtures, window blinds, built-in shelving affixed to walls, central built-in vacuum, storage shed, wall mounted Samsung FRAME TV in living room (2023)

Exclusions

- Wall mounted TV in basement

Approximate Utility Costs

- Natural gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$80/month
- Hot water heater (Reliance): \$56/month
- Water/wastewater: \$115/month
- Property taxes \$5,280/2025



Renovated Bungalow

- Inviting curb appeal
 - Lush greenery
 - Graceful walkway
 - Welcoming front porch & sitting area
- Completely transformed interior
- Airy open-concept layout throughout
- Sophisticated finishes
 - Crisp white paint
 - Light hardwood floors
 - Recessed lighting
- Living room anchored by large oversized windows overlooking the front yard
- Dining area feels intimate for dinners yet comfortably spacious for entertaining larger groups
- Renovated ultimate chef's kitchen
 - Striking mix of light and dark tones
 - Sleek black cabinetry
 - Gleaming Silestone countertops
 - Oversized tile backsplash
 - Large island with storage & seating
 - High-end matching appliances
 - French door fridge
 - Range with double oven
 - Wine fridge



Modern Design

- Family quarters are tucked quietly to one side of the home
 - Two bedrooms, including one with a walk-in closet
 - Beautifully updated full bathroom with a shower/tub combo
- Down the feature staircase clad in warm wood paneling, the lower level extends the living space with a bright & inviting atmosphere
 - Cork flooring
 - Soft neutral paint
 - Plenty of windows enhancing the natural light
 - Sizable recreation room
 - Full bathroom
 - Two additional bedrooms
 - Below grade egress measurements estimated, buyer to do due diligence & verify accuracy
- Outside, the private & generous backyard is a serene retreat
 - Deep, professionally landscaped lot
 - No rear neighbours
 - Large walkout deck
 - Storage shed
 - Striking pine tree
 - Easy-care landscaping filled with pollinator friendly indigenous plants & flowers
 - Feels exceptionally open & tranquil



Home Features, Systems & Updates

Approximate ages

- Built in 1960
- Windows & doors, 2005
- Roof, asphalt shingles, 2005
- Copper wiring, 2019
- 100 Amp service, 2019
- Kitchen renovation, 2019
- Basement bathroom renovation, 2019
- Furnace, forced air - natural gas
- Central air conditioning
- Municipal city water
- Brick & siding exterior
- Block foundation
- Hardwood & cork flooring
- Silestone quartz kitchen countertops

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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