



For Sale

87 Russell Street E

📍 **Smiths Falls**

🏠 **3**

🚶 **1**

📏 **33' x 132'**

🏠 **4**

Timeless charm in the heart of historic Smiths Falls – a truly heritage-rich home with classic character and remarkable potential! The home offers warmth & character of another era – original architectural details, arched doorways, rich wood accents, decorative wall paneling and tall ceilings work together as hallmarks of a classic home. Welcoming foyer is set beside a front living room bathed in light through tall windows. Moving back into a second living & dining area spanning the width of home – an ideal layout for everyday living and entertaining. Well-sized kitchen boasts ample storage, lots of prep space, a centre island and direct access to the mudroom/side porch with a separate entrance. Large seasonal flex space at back of home, complete with a wet bar/summer kitchen and patio doors to a covered deck overlooking a spacious, partially fenced yard. The primary bedroom suite features cheater access to a tastefully renovated full bathroom. Basement features interior and exterior access, adding versatility for storage, hobby space, or future finishing potential. Standout feature of this property is the extra-deep L-shaped lot accommodating two detached double-car garages! Ideal for car enthusiasts, big toys, or workshop space.



Smiths Falls

Enjoy an extraordinarily walkable location just minutes from downtown shops, restaurants, cafés, and everyday services, all set within a vibrant heritage main street atmosphere. Conveniently close to the community centre/rink and hospital. Nearby parks, trails and outdoor recreation including the scenic Rideau Canal and Cataraqui Trail. Easy commuting to Ottawa and the beautiful Rideau Lakes area.

Inclusions

- Kitchen appliances: refrigerator (2021), stove (2021), hoodfan, dishwasher (2021)
- Washer & dryer (2021), all light fixtures, bathroom mirrors, auto garage door opener & remote, piano

Approximate Utility Costs

- Natural gas: \$150/month
- Electricity (Hydro Ottawa): \$108/month
- Hot water heater (Enercare): \$30/month
- Water/wastewater: \$100/month
- Property taxes: \$2,600/2026



Heritage-Rich Home

- Classic character & remarkable potential
- White exterior with striking black accents
- Two enclosed porches make a lasting impression, perfect for relaxing & extending your seasonal living space
- Stepping inside offers the warmth and character of another era with original architectural details
 - Arched doorways
 - Rich wood accents
 - Decorative wall paneling
 - Tall ceilings
- Expansive main floor flows effortlessly with rooms placed from front to back
- Front living room bathed in light through tall windows
- Moving back into a second living and dining area spanning the width of the home
- Well-sized kitchen
 - Ample storage
 - Lots of prep space
 - Centre island
 - Direct access to the mudroom/side porch with a convenient separate entrance



Timeless Charm

- At the rear of the home, a large seasonal flex space awaits, complete with a wet bar/summer kitchen & patio doors to a covered deck
- Upstairs offers three beautifully proportioned bedrooms
- Primary suite features cheater access to a tastefully renovated full bathroom
- Additional bedrooms have been thoughtfully updated with a modern feel
- Basement features both interior & exterior access, adding versatility for storage, hobby space, or future finishing potential
- Standout extra-deep L-shaped lot
 - Two detached double-car garages
 - Ideal for car enthusiasts, big toys, or workshop space
 - Spacious, partially fenced backyard
 - A wonderful backdrop for gatherings & outdoor enjoyment



Home Features, Systems & Upgrades

Approximate ages

- Built in 1900
- Roof - asphalt shingles, 2025
- Bathroom renovation, 2025
- Kitchen flooring & countertops, 2025
- Central air conditioning, 2015
- Furnace, forced air - natural gas, 2010
- Hot water heater, 2010
- Stone foundation
- Shared driveway, paved
- Siding exterior
- Unfinished basement
- Municipal city water
- City sewer
- Hardwood, laminate & vinyl flooring
- Laminate countertops
- Two enclosed porches
- Flex seasonal space/summer kitchen leading to covered rear deck
- Two double detached garages

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*?**

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.

