



For Sale

43 Beverley Ave

 Hintonburg

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 18.86' x 90.19'

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Perfectly positioned in one of Ottawa's most walkable & connected neighbourhoods, this charming semi-detached home blends classic character with tasteful updates for a bright, welcoming feel. With shops, restaurants & everyday conveniences steps away, this home offers city living at its most accessible. Covered front entry leads into a light-filled interior, hardwood flooring throughout, crisp white walls & warm wood accents for a clean, timeless aesthetic. Front living room is anchored by a decorative painted brick fireplace, with a large front window drawing in natural light. Natural flow leads into dining area, ideal for everyday meals or hosting. Kitchen features light wood-tone cabinetry paired with contrasting dark countertops, stainless steel appliances & a peninsula island. Generous storage & prep space are integrated, maintaining an open, connected feel to the main living areas. Three well-proportioned bedrooms provide comfortable accommodation. Primary bedroom stretches across the front of the home, offering excellent space with closet & built-in storage. Full bathroom with a classic shower-tub combo. Outdoor living with direct access from the dining area to a two-tiered walk-out deck. Fully fenced offering an impressive amount of open space, yard features garden beds, a stone walkway & a mature tree that adds privacy & shade - creating a peaceful setting to unwind or entertain.

Hintonburg

Surrounded by some of Ottawa's most beloved local spots, this location places cafés, boutiques, patios and restaurants just minutes from the door along Wellington Street West. Everyday essentials, grocery options and services are all within easy distance, while nearby O-Train stations and OC Transpo routes make getting across the city simple. Quick access to Hwy 417 further enhances convenience, all within the vibrant and highly sought-after Hintonburg community known for its unique mix of urban energy & neighbourhood charm.



Inclusions

- Kitchen appliances: refrigerator (2015), stove (2004), dishwasher (2017), microwave/hood fan (2022)
- Washer & dryer, all light fixtures, window blinds, bathroom mirror, built-in shelving affixed to walls, alarm system

Approximate Utility Costs

- Hot Water Heater (Reliance): \$21/month
- Water/wastewater: \$83/month
- Property taxes \$5,016/2025



Semi-Detached Home

- Charming semi-detached home
- Blends classic character with tasteful updates
- Bright & welcoming home
- Covered front entry
- Light filled interior
- Hardwood flooring throughout
 - Carpet-free home
- Crisp white walls
- Warm wood accents
- Clean, timeless aesthetic
- Lovely front living room
 - Anchored by a decorative painted brick fireplace
 - Large front window drawing in natural light
- Natural flow leads into a formal dining area
 - Ideal for everyday meals or hosting
- Thoughtfully designed kitchen at the rear of the home maintaining an open, connected feel to the main living areas
 - Light wood-tone cabinetry
 - Dark countertops
 - Stainless steel appliances
 - Peninsula island with overhang seating
 - Generous storage & prep space are well integrated

Stylish Design

- Generous upper level
 - Three well-proportioned bedrooms provide comfortable accommodation
 - Primary bedroom stretches across the front of the home, offering excellent space along with closet & built-in storage
 - Full bathroom with a classic shower-tub combination
- Fully fenced backyard
 - Direct access from the dining area to a two-tiered walk-out deck that extends the living space into the backyard
 - Impressive amount of open space for such a central location
 - Garden beds ready for planting
 - Stone walkway
 - Mature tree that adds both privacy & shade
 - A peaceful setting to unwind or entertain



Features, Systems & Updates

approximate ages

- Built in 1940
- Furnace, forced air - natural gas, 2015
- Central air conditioning
- Roof, asphalt shingles, 2012
- Windows, original
- Exterior doors, 2004
- Copper electrical wiring
 - 100 Amp circuit breaker
- Stone & concrete foundation
- Stone & brick exterior
- Hardwood & ceramic tile flooring
- Laminate countertops
- Decorative fireplace - as is
- Unfinished basement
- Deck, 2012

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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