




*For Sale*

# 1826 Scott Street

 **West Wellington**

 **3**

 **1**

 **40' x 100'**

 **2**

Positioned at the crossroads of Wellington West and Westboro, this detached home combines exceptional walkability & vibrant city energy with ample privacy & outdoor space. Set on a prominent corner lot with striking curb appeal, home impresses with beautifully maintained landscaping & a gorgeous interlock driveway. Inside, the home feels remarkably quiet & serene thanks to thoughtfully engineered windows, creating a calm interior environment despite its central location. Updated with a clean, cohesive aesthetic that feels both fresh and full of character. Light hardwood flooring carries throughout much of the home alongside matching wood trim and accents, crisp white walls, and minimalist light fixtures. Living room flows seamlessly into the dining area and beautifully updated kitchen beyond. Updated in 2020, kitchen features quartz countertops, under-cabinet lighting, full-height cabinetry & upgraded appliances. Hardwood flooring continues through all three bedrooms, bathroom blends classic & functional design. Basement offers excellent flexibility with a partially finished layout ideal for a workshop, hobby area or future rec room conversion. Outdoor living is truly special, rear deck is positioned for dining or relaxing beneath the retractable awning while listening to the custom-built stream feature. Professionally designed gardens surround the property with a carefully curated mix of flowers, mature plantings, specialty trees, pergola seating areas & organic pollinator friendly landscaping designed to bloom throughout the season.



# West Wellington

Highly sought after & walkable, the community is steps from renowned restaurants, cafés, bakeries, boutiques & local shops, while nearby Westboro Beach, the Ottawa River pathways, & the Trans Canada Trail offer incredible access to outdoor recreation & cycling. Transit & LRT access nearby make commuting simple & stress-free. Despite being at the centre of it all, the neighbourhood retains an unusually friendly, village-like atmosphere that continues to make it one of Ottawa's most desirable places to call home.

## Inclusions

- Kitchen appliances: refrigerator (2018), dishwasher (2016), stove (2015), freezer (2006), microwave
- Washer & dryer (2024), all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, BBQ, external natural gas hookup, retractable deck awning & furniture, pergola furniture, pump for water feature & remote starters, hot water heater

## Approximate Utility Costs

- Natural gas: \$80/month
- Electricity (Hydro Ottawa): \$87/month
- Water/wastewater: \$78/month
- Property taxes: \$6,221/2025

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.



## Detached Corner-Lot

- Exceptional walkability & vibrant city energy
- Serene outdoor space
- Striking curb appeal
  - Set on a prominent corner lot
  - Beautifully maintained landscaping
  - Mature trees
  - Gorgeous interlock driveway
- Inside, the home feels remarkably quiet thanks to thoughtfully engineered windows
  - creating a calm interior environment despite its central location
- Clean, cohesive aesthetic that feels fresh & full of character
- Light hardwood flooring carried throughout much of the home
- Wood trim & accents
- Crisp white walls
- Minimalist light fixtures
- Formal living room at the front of the home
- Connected dining area
- Beautifully updated kitchen (2020)
  - Quartz countertops
  - LED under-cabinet lighting
  - Full-height cabinetry
  - Extensive storage
  - Upgraded stainless steel appliances including a gas range & French-door refrigerator

## Cohesive Aesthetic

- Welcoming upper level
- Hardwood flooring continues through all three bedrooms
  - Well-sized primary with double closets
- Relaxing full bathroom
  - Blends classic & functional design
  - Vintage-style soaker tub
  - Separate shower
  - Extensive built-in cabinetry & storage
- Basement offers excellent flexibility with a partially finished layout
  - Ideal for a workshop, hobby area, home gym, or future recreation room conversion
- Remarkable outdoor living
  - Accessed directly from the kitchen, the rear deck is perfectly positioned for dining, BBQing or relaxing
  - Retractable awning
  - Custom-built stream feature
  - Professionally designed gardens
  - Carefully curated mix of flowers, mature plantings, specialty trees & organic pollinator-friendly landscaping designed to bloom throughout the season
  - Quaint stepping stones
  - Pergola seating areas
  - Storage shed & gated utility area



# Home Features, Systems & Upgrades

\*Approximate ages\*

- Built in 1927
  - Addition built in 1940
- Furnace, forced air - natural gas, 2010
- Central air conditioning, 2020
- Hot water heater - owned, 2016
  - Tankless, on demand
- Roof - asphalt shingles, 2021
  - 50 year shingle warranty - Firon Roofing (10 year workmanship warranty)
- Gas meter, 2026
- Block foundation
- Windows, 2000
  - Front window inserts, 2022
- Chimney cap - Handy Mates, 2017
- Kitchen renovation - Carleton Kitchen & Bath, 2005
- Kitchen Updates, 2020
  - Quartz countertop, LED under cabinet lighting
- Deck awning, 2022
- Front porch eavestroughs, 2022
- Entryway ceramic flooring, 2020
- Basement renovation - Marek Rymssza, 2010
  - Including ceramic flooring, insulation & wiring
- Natural gas line for BBQ, 2012
- Pergola, screen, arbour & water features, 2013
- Bathroom renovation - Carleton Kitchen & Bath, 2010
  - Shower stall, 2020
- Interlock driveway - Artistic Landscaping, 2001
- Austrian Renovations, 2000
  - Acrylic stucco siding
  - Insulation
  - Deck
  - Interior pine trim
- General Updates, 1993
  - Plumbing & wiring upgraded throughout the house
  - Handmade bathroom cabinet
  - Closets
  - ABS plumbing - waste pipe
    - 6ft steel pipe underneath freezer
  - Copper plumbing throughout house - Steward Joustra



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

**Natalie McGuire**

Sales Representative

[nataliemcguire.ca](http://nataliemcguire.ca)

[natalie@nataliemcguire.ca](mailto: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.

