



For Sale

1067 Bakervale Drive

 **Carlington**

 **3 + 2**

 **2**

 **52.94' x 94.88'**

 **4**

Peacefully situated on a quiet street, moments away from NCC paths, Rideau Canal, Carleton University, Civic Hospital and some of Ottawa's trendiest spots. This updated and lovingly cared-for bungalow offers a wonderful blend of timeless character, thoughtful functionality and flexible living spaces. Set on a spacious, fenced lot with mature trees, established gardens, lawn & patio, the home is equally well suited to everyday living and relaxed summer entertaining. The main level features three bedrooms, a full bathroom, comfortable living and dining areas, and a spacious kitchen with direct access to the beautifully established outdoor spaces. The seamless connection between indoors and out makes the backyard an inviting extension of the home. Downstairs, the possibilities continue with a large kitchenette, full bathroom, laundry room, storage rooms, generous living space, a fourth bedroom, and two offices. Whether accommodating extended family, welcoming guests, creating a dedicated work-from-home setup, or exploring future income potential, the lower level offers exceptional versatility. A long driveway leads to a detached single-car garage, providing ample parking along with additional space for storage, hobbies, or a workshop. Solid, well maintained, and thoughtfully updated throughout, this full-brick home offers great bones and move-in-ready appeal.

Carlington

Well established Ottawa neighbourhood known for its mature tree lined streets, parks and convenient access to green space. Bordering the Central Experimental Farm, residents are moments away from NCC paths, Rideau Canal, Carleton University, Civic Hospital and some of Ottawa's trendiest spots. The neighbourhood also provides easy access to schools, community facilities, shopping and major roadways, making it a well connected and family friendly community.



Inclusions

- Kitchen appliances: stove (2025), dishwasher (2025), refrigerator x 2 (2025), hoodfan, wine fridge
- Washer & dryer (2025), all light fixtures, window blinds, bathroom mirrors, external natural gas hookup, in-law suite, hot water heater, storage shed

Approximate Utility Costs

- Natural gas (Enbridge): \$50/month
- Electricity (Hydro Ottawa): \$100/month
- Water/wastewater: \$50/month
- Property taxes \$4,900/2026



Updated Bungalow

- Peacefully situated on a quiet street
- Updated & lovingly cared-for bungalow
- Timeless character & thoughtful functionality
- Set on a spacious, fenced lot with mature trees
- Front sitting area
- Long extended driveway
- Detached single-car garage
 - Ample parking along with additional space for storage, hobbies or a workshop
- Welcoming & bright main level
- Lovely full bathroom
- Three spacious bedrooms
- Comfortable living area with large window welcoming in plenty of natural light
- Dining area off the living room creating a great flow between spaces
- Spacious kitchen
 - Butcherblock countertops
 - Modern flat front cabinetry
 - Stainless steel appliances
 - Black gooseneck faucet & fixtures
 - Black subway tile backsplash
 - Direct access to the backyard
 - Pass through to dining room
- Beautifully established outdoor space
 - Seamless connection between indoors and out
 - Extension of the home from both the main level & the lower level
 - Fabulous interlock patio
 - Grassy area
 - Storage shed



Timeless Character

- Downstairs, the possibilities continue
 - Whether accommodating extended family, welcoming guests, creating a dedicated work-from-home setup, or exploring future income potential, the lower level offers exceptional versatility
- Modern Kitchenette
 - White cabinetry
 - White subway tile backsplash
 - Black sink, faucet & fixtures
 - Stainless steel full size refrigerator
 - Island with seating for two
 - Plenty of storage
- Generous living space
- Two bedrooms with closet storage
- Home office or flex room
- Laundry room complete with large stainless steel sink & faucet
- Sleek full bathroom with glass enclosed shower
- Storage area
- Solid, well maintained, & thoughtfully updated
- Full-brick home offers great bones
- Move-in-ready



Features, Systems & Updates

approximate ages

- Built in 1950s
- Windows, 2026
- Doors, 2026
- Furnace, forced air - natural gas, 2023
- Electric heat pump, 2023
- Hot water heater - owned, 2023
- Roof - asphalt shingles, 2020
- Municipal city water
- Brick exterior
- Block foundation
- Copper wiring
- Fireplace - natural gas
- Single detached garage
- Hardwood & vinyl flooring
- Butcherblock & laminate countertops
- Renovations
 - In-law suite in basement with kitchenette
 - Sink & full sized refrigerator
 - Separate entrance to basement

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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