

For Sale

48 Harris Place

City View

3

2

74.9' x 99.88'

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Nestled in an established neighbourhood, this beautifully maintained brick bungalow offers timeless curb appeal, generous living spaces, and an extended attached double-car garage.

Welcoming front living room sets the tone, while an addition at back of home expands the kitchen and dining area, creating an inviting, open-concept space for everyday living and entertaining. Three bedrooms and a full bathroom complete the main level. The addition continues downstairs, where a second kitchen, full bathroom and generous finished living area offer exceptional flexibility for extended family, guests or the potential for an income-generating suite. An attached double-car garage with interior access adds another layer of everyday convenience. Mature hedges frame the beautiful backyard, where southern exposure brings warmth and sunshine throughout the day, creating a private garden setting.

Lovingly cared for over the years, this is a home with enduring appeal, versatile living spaces and plenty of opportunity to make it your own.

City View

Located in a highly desirable, established neighbourhood that balances peaceful residential living with exceptional urban convenience. Mature, tree-lined streets and large spacious lots. Steps away from shops & dining along Merivale Rd & College Square for everyday conveniences & amenities, Algonquin College, Transit station, Centrepointe Library, City Hall & more! Plenty of green space with multiple parks & peaceful walking paths.



Inclusions

- Kitchen appliances: stove x 2, refrigerator x 2, dishwasher (2015), microwave
- Washer (2015) & dryer, all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, storage shed, wood burning fireplace x 2
- Kitchen table & chairs, dining room hutch, pool table, bar stools

Approximate Utility Costs

- Natural gas (Enbridge): $150/month
- Electricity (Hydro Ottawa): $100/month
- Water/wastewater: $110/month
- Hot water heater, rental: $31/month, Enercare
- Property taxes $5,686/2026





Updated Bungalow

- Beautifully maintained brick bungalow
- Timeless curb appeal
- Extended attached double-car garage
- Interlock front walkway, full driveway & back patio space
- Separate foyer with closet storage
- Front living room with wood burning fireplace
- Addition at back of home expands the kitchen and dining area
  - Creating an inviting, open-concept space for everyday living & entertaining
  - Ceramic tiled flooring
  - Kitchen window overlooking private backyard space
- Hardwood flooring throughout main level
- Large windows for plenty of natural light
- Three bedrooms with ample closet storage
- Full bathroom on main level

Timeless Character

- Addition continues on lower level
- Second kitchen
- Full bathroom
- Expansive recreation room with brick walls wrap the basement in a warm, rustic texture
- Second wood burning fireplace
- Retro dry bar with dark wood detailing and a gleaming mirrored backsplash
- Lower level offers exceptional flexibility for extended family, guests or the potential for an income-generating suite
- Mature hedges frame the beautiful backyard
- Southern exposure brings warmth and sunshine throughout the day
- Private garden setting
- Home has been lovingly cared for over the years
- Plenty of opportunity to make this home your own







Features, Systems & Updates

approximate ages

- Built in 1958
- Windows, 2010 - 2015
- Doors, 2010 - 2015
- Roof - asphalt shingles, 2020
- Furnace, forced air - natural gas, 2024
- Hot water heater, rental
- Municipal city water
- Brick exterior
- Block foundation
- Double attached garage with interior access
- Hardwood, ceramic tyle & laminate flooring
- Wood burning fireplace x 2
- Addition completed in 1990

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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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.