

For Sale

840 White Alder Ave

Findlay Creek

3 + Loft

3

25.65' x 98.31'

2

Step inside this beautifully appointed end-unit Tamarack townhome, ideally situated on a south-facing lot backing onto single-family homes. Bathed in natural light and adorned with timeless style, this home offers an expansive floorplan, generously proportioned living spaces and the added convenience of a rarely offered private driveway and oversized single-car garage. The thoughtfully designed main floor embraces open-concept living, anchored by an executive kitchen featuring tall cabinetry, granite countertops, stainless steel appliances, a walk-in pantry and updated layered lighting. Generous centre island with seating overlooks the dining area and inviting living space, where expansive windows and a cozy gas fireplace create a warm setting for everyday living and effortless entertaining. Three generously sized bedrooms and a versatile loft, perfectly suited to a dedicated home office, reading retreat or lounge space. Primary suite is a true retreat, generously proportioned to accommodate a king-sized bed with plenty of room for a sitting area, complemented by a walk-in closet and ensuite featuring a soaker tub, large vanity and separate glass-enclosed shower. Finished lower level extends the living space even further, offering a generous setting for movie nights, entertaining, fitness or simply unwinding. Second gas fireplace adds another layer of warmth and ambiance.



Findlay Creek

Family-friendly neighbourhood offering a wonderful blend of green space, recreation, & everyday convenience. Enjoy nearby parks, walking trails, schools, shopping, & local amenities. With convenient access to Bank Street & public transit, the area offers a connected lifestyle while maintaining a peaceful, suburban feel.

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher (2025), microwave/hood fan
- Washer & dryer, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, alarm system, auto garage door opener & remote, external natural gas hookup, storage shed

Approximate Property Taxes

- Natural gas (Enbridge): $78/month
- Electricity (Hydro Ottawa): $87/month
- Water/wastewater: $49/month
- Hot water heater, rental (Reliance): $57/month
- Property taxes $4,950/2026





End-Unit Townhome

- Beautifully appointed end-unit townhome
- Ideally situated on a south-facing lot backing onto single-family homes
- Bathed in natural light
- Expansive floorplan
- Generously proportioned living spaces
- Rarely offered private driveway
- Oversized single-car garage
- Thoughtfully designed open-concept main floor
- Executive kitchen
  - Tall cabinetry
  - Granite countertops
  - Stainless steel appliances
  - Walk-in pantry
  - Updated layered lighting
  - Generous centre island with seating
- Lovely dining area
- Inviting living space
  - Expansive windows
  - Cozy gas fireplace creates a warm, welcoming setting for everyday living & effortless entertaining
  - Direct access to backyard through sliding doors

Timeless Style

- Spacious upper level
- Three generously sized bedrooms
  - Primary suite is a true retreat, reminiscent of a boutique hotel
    - Generously proportioned to accommodate a king-sized bed with plenty of room for a sitting area
    - Walk-in closet
    - Beautifully appointed ensuite featuring a soaker tub, large vanity & separate glass-enclosed shower
- Versatile loft area
- Finished lower level extends the living space even further
  - Generous setting for movie nights, entertaining, fitness or simply unwinding
  - Second gas fireplace adds another layer of warmth & ambiance
- Low maintenance backyard
  - Deck with steps leading down to the backyard space
  - Interlock stone patio
  - Riverrock to fill out the remaining space
  - Fully fenced
  - Storage shed
  - Great space to enjoy outdoor living







Features, Systems & Updates

approximate ages

- Built by Tamarack, 2011
  - Huntington Model
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Fireplace - natural gas x 2
- Municipal city water
- Poured concrete foundation
- Brick & siding exterior
- Oversized single attached garage with interior access
- Hardwood, carpet & tile flooring
- Granite countertops
- Paved driveway, 2024
- Deck, 2024
- Patio, 2022
- Shed, 2022
- Fence, 2022

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.



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



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