

Welcome to

246 Alvin Road



CHELL
TEAM



This is the one! LOCATION! This lovely 3 storey Domicile END unit townhome is nestled in a quiet community surrounded by mature trees and greenspace, steps to NCC pathways, Ottawa River, London Terrace Park and Alvin Road Park! This home offers four levels of living space, providing ample room for comfort and versatility. Bright, open concept living and dining room with gas fireplace and balcony access. Spacious entrance to the modern eat in kitchen featuring quartz counters, breakfast peninsula and access to second balcony. Primary bedroom features its own 4pc ensuite. Second great-sized bedroom and bathroom complete the third level. Main level den/bedroom is perfect for a home office or guest room with 2pc ensuite and laundry with access to the private deck and yard. Finished basement family room or gym plus storage. Beautifully move-in ready. Great location, quick access to downtown and the shops, restaurants and cafes of Beechwood Village! No need to worry about LRT with direct bus to downtown!





MAIN LEVEL

Den 11'9" x 9'7"
 Bathroom 2-piece
 Laundry

SECOND LEVEL

Living Room 17'3" x 9'7"
 Dining Room 13'7" x 10'9"
 Kitchen 10'3" x 9'2"
 Eating Area 10'3" x 8'1"

THIRD LEVEL

Primary Bedroom 14'11" x 10'4"
 Ensuite 4-piece
 Bedroom 14'11" x 10'0"
 Bathroom 3-piece

BASEMENT

Family Room/Gym 11'7" x 8'7"
 Utility Room
 Storage Room

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan,
 Washer, Dryer, Window Blinds, Curtain Rods,
 Hot Water Tank(2020), Auto Garage Door Opener,
 Central Vacuum & Attachments (2020)
 All Light Fixtures, Workbench in Garage

*Attic insulation blown in and attic sealed (2020)

Bedrooms: 2+Den

Bathrooms: 3

Neighbourhood: Manor Park

Lot Size: Irregular

Year Built: 2001

Possession: Immediate / TBA

Style: Row Unit, 3 Storey

Exterior: Brick

Parking: 3

Garage: Single Car Attached

Heating: Forced Air / Natural Gas (2019)

Roof re-shingled (2016)

Cooling: Central Air

Taxes: \$6,003 / 2024





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Designated Representative Patti Brown

Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,
it's our
home too!