Welcome to

35 Bedale Drive



CHELL







This lovely home has been lovingly owned for over 50 years. Located in the fantastic neighbourhood of Crystal Beach, it has close proximity to DND, public transit, the Ottawa River, Corkstown Pool, Tennis Club, Maki Park, Lakeview Park, Dick Bell Park/Nepean Sailing Club, Andrew Haydon Park, walking/bike paths, future LRT & quick access to the highway. The inviting covered front porch welcomes you to the home. This home features hardwood floors and crown mouldings. The layout of the main floor makes it perfect for entertaining. The inviting living room enjoys a large window and a cozy double-sided gas fireplace, and is open to the dining room. Bonus family room on the other side of the gas fireplace allows an abundance of extra main floor living space with patio door access to the rear yard. The spacious kitchen offers plenty of cabinets and Corian counter space. The primary bedroom includes a large closet and a 2 piece ensuite. Two additional bedrooms and a 3 piece bathroom with double shower & stackable laundry complete the main level. The partially finished basement includes a bedroom which could be a home office or den, large recreation room, 3 piece bathroom, laundry & lots storage. The fenced backyard features a deck and an inground pool. Imagine all of the summer fun you will have!









Bedrooms: 3+1 Bathrooms: 3

Neighbourhood: Crystal Beach

Lot Size: 65 ft x 100 ft Year Built: 1962 / approx Possession: 30 Days / TBA Style: Detached, Bungalow

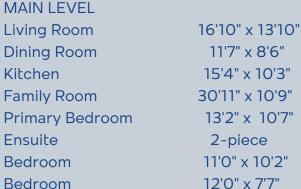
Exterior: Brick, Siding

Parking: 4

Heating: Forced Air, Natural Gas

Cooling: None

Flooring: Hardwood, Mixed Taxes: \$5,310 / approx



4-piece

BASEMENT

Bathroom

Recreation Room 20'11" x 19'4"
Bedroom/Office 12'9" x 11'6"
Den/Workshop 30'3" x 9'11"
Bathroom 3-piece
Laundry Room 11'4" x 7'8"

INCLUSIONS

Main Level: Refrigerator, Stove, Dishwasher, Microwave, Hood Fan, Stackable Washer/Dryer

Basement: Fridge, Freezer, Washer, Dryer

Storage Shed, Pool Equipment

RENTAL ITEMS

Tankless Water Heater, Furnace,

Carbon Filter



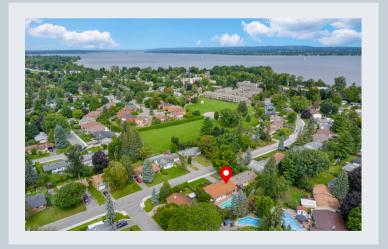


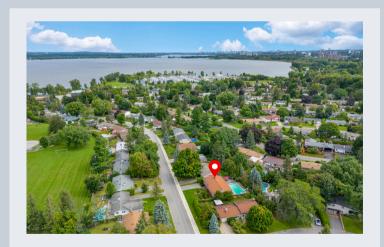
















Sarah Toll Broker Susan Chell Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com

