

*Welcome to*

35 Bedale Drive



CHELL  
TEAM





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!







## MAIN LEVEL

Living Room	16'10" x 13'10"
Dining Room	11'7" x 8'6"
Kitchen	15'4" x 10'3"
Family Room	30'11" x 10'9"
Primary Bedroom	13'2" x 10'7"
Ensuite	2-piece
Bedroom	11'0" x 10'2"
Bedroom	12'0" x 7'7"
Bathroom	4-piece

## BASEMENT

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"

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

## 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







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Designated Representative Patti Brown

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Broker

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