

*Welcome to*

29 Glencairn Avenue



CHELL  
TEAM





Opportunity in sought-after Rideau Gardens! This deceptively spacious 4 bedroom home features a rear two storey addition, and is nestled on a quiet, tree-lined street steps to the Rideau Canal, scenic bike trails, Lansdowne Park and the trendy shops and bistros of The Glebe. Upon entry you'll be greeted by an inviting living room with wood burning fireplace and beautiful crown moulding. Spacious formal dining room. Bright kitchen features a large peninsula with breakfast bar, built-in oven and microwave, plus convenient access to the backyard. The main level is completed by a 4-piece bathroom and two spacious bedrooms that can easily double as a home office or flex space. The second level offers two large bedrooms, the primary featuring its own ensuite bathroom with soaker tub and separate shower. Finished basement with rec room/games room, den, 3-piece bathroom, laundry, cedar closet and plenty of storage. Private backyard with flagstone patio and deck. Embrace the best of both worlds in this prime location where peaceful living meets the convenience of urban amenities!







## MAIN LEVEL

Living Room	18'8" x 11'4"
Dining Room	15'1" x 10'8"
Kitchen	15'3" x 14'10"
Bedroom	14'9" x 12'1"
Bedroom	12'7" x 9'11"
Bathroom	4-piece

## SECOND LEVEL

Primary Bedroom	14'8" x 11'10"
Ensuite	4-piece
Bedroom	14'4" x 11'1"

Bedrooms: 4

Bathrooms: 3

Neighbourhood: Rideau Gardens

Lot Size: 48.20 ft x 95.00 ft

Year Built: 1951 / approx

Possession: 30-60 Days / TBA

Style: Detached, 1 1/2 Storey

Exterior: Brick, Siding

Parking: 4

Garage: Single Car Detached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Carpet, Tile

Taxes: \$8,908 / approx

## BASEMENT

Recreation Room	28'5" x 11'5"
Den	11'7" x 10'9"
Bathroom	3-piece
Laundry Room	
Utility Room	

## INCLUSIONS

Refrigerator, Stovetop, Convection Microwave, Built-in Oven, Hood Fan, Dishwasher, Washer, Dryer, Foosball Table, Auto Garage Door Opener







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Designated Representative Susan Chell

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Broker

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