

*Welcome to*

396 Huron Avenue S



CHELL  
TEAM



Welcome to this attractive and incredibly spacious 3 storey home, nestled on a 60-ft lot in the coveted Civic Hospital neighbourhood. Boasting over 3,000 sq ft plus a finished basement, this character-filled residence offers 6 bedrooms, 4 bathrooms, and a rare double-car garage with a loft and convenient inside entry. Step inside to discover classic architectural details and timeless charm with hardwood floors, gorgeous leaded glass windows, and arched doorways. The inviting living room features a stone-faced wood-burning fireplace and elegant French doors that lead to a cozy den, perfect for a home office or study. Entertainment-sized formal dining room, ideal for hosting large gatherings. The generous eat-in kitchen flows into a bright main-floor family room with a striking circular wall of windows overlooking the beautiful west-facing backyard. A powder room and skylit side entrance add to the home's functionality. Upstairs, the spacious primary bedroom includes an ensuite bathroom, complemented by three additional large bedrooms and a 4-piece main bath. The third floor adds two more bedrooms and a storage room. The basement features a rec room with wet bar, flex room, workshop, 2-piece bath, and laundry area. Located on a prime street within the Elmdale school catchment and just steps to the Experimental Farm and Dows Lake. Easy walk over the Jackie Holzman footbridge to Fisher Park, Elmdale Tennis Courts and the trendy shops and restaurants of Wellington Village. This is a rare opportunity to own a beautiful and distinctive home in one of Ottawa's most sought-after neighbourhoods! Roof re-shingled (2023), Furnace (2017), Windows on 3<sup>rd</sup> floor landing (2018), Main Floor Addition and Double Car Garage (1989).





Bedrooms: 6

Bathrooms: 4

Neighbourhood: Civic Hospital Area

Lot Size: 60 ft x 84 ft

Year Built: 1935

Possession: Mid August 2025 / TBA

Style: Detached, 3 Storey

Exterior: Brick, Stucco

Parking: 4

Garage: Double Car Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Ceramic, Carpet

Taxes: \$11,061 / approx

#### MAIN LEVEL

Living Room	19'1" x 12'0"
Dining Room	15'9" x 13'0"
Kitchen	12'9" x 11'0"
Den	11'1" x 9'6"
Family Room	23'9" x 16'2" (irregular)
Bathroom	2-piece

#### SECOND LEVEL

Primary Bedroom	15'8" x 12'2"
Ensuite	4-piece
Bedroom	11'1" x 11'1"
Bedroom	11'1" x 11'1"
Bedroom	11'10" x 9'11"
Bathroom	4-piece

#### THIRD LEVEL

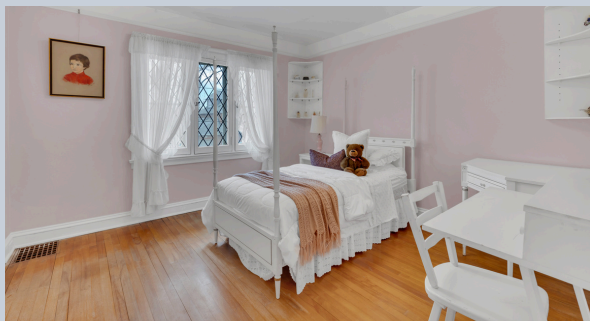
Bedroom	14'8" x 9'5"
Bedroom	14'8" x 8'11"
Storage Room	8'3" x 7'3"

#### BASEMENT

Recreation Room	15'8" x 15'4"
Flex Room	19'4" x 10'7"
Bathroom	2-piece
Laundry Room	10'1" x 6'10"
Workshop	
Utility Room	

#### INCLUSIONS

Fridge, Cooktop, Double Built-in Ovens, Dishwasher, Fridge in Garage, Washer, Dryer, Auto Garage Door Opener & Remotes, All Window Coverings, All Light Fixtures, Alarm System





**CHELL**  
TEAM



Designated Representative Susan Chell

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