Welcome to

1158 Blasdell Avenue

CHELL

TEAM

Beautifully updated and meticulously maintained 3 bedroom stacked condo townhome located in sought-after Manor Park. Enjoy living in a quiet community surrounded by mature trees & greenspace, steps to parks, NCC pathways and the Ottawa River, plus a quick access to downtown and the shops, restaurants & cafés of Beechwood Village! Desirable open concept main level floor plan. Renovated kitchen with modern white cabinetry, butcher block counters and stainless steel appliances. Spacious living and dining room, perfect for entertaining and features a cozy wood burning fireplace. Convenient main floor powder room. The lower level offers three well sized bedrooms, a renovated full bathroom/laundry room, and storage space. Fully fenced, low maintenance south facing yard offers a porch and charming patio area - ideal for morning coffee or evening relaxation. This move-in-ready home offers the perfect blend of comfort, style, and location - just move in and enjoy!

MAIN LEVEL

Foyer	10'2" x 4.5"
Living Room	12'8" x 11'6"
Dining Room	9'8" x 9'0"
Kitchen	9'8" x 9'1"
Bathroom	2-piece

Primary Bedroom	12'5" x 12'2"
Bedroom	10'8" x 9'8"
Bedroom	9'4" x 7'9"
Bathroom/Laundry	4-piece

Bedrooms: 3
Bathrooms: 2
Neighbourhood: Manor Park
Year Built: 1987
Possession: July / Flexible
Style: Stacked Condominium
Exterior: Brick, Stucco
Parking: 1
Heating: Natural Gas / Radiant
Cooling: Wall Unit / Heat Pump
Flooring: Laminate, Carpet, Tile
Taxes: $3,068.15 / approx
Condo Fees: $326.32 / month

INCLUSIONS
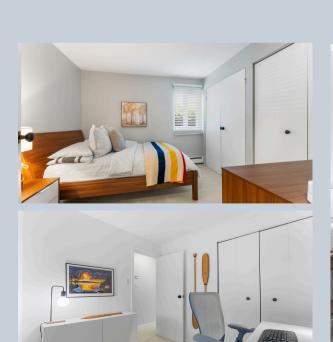Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings

EXCLUSIONS
Bookcase in the living room

CONDO FEES INCLUDE
Building Insurance

UPGRADES LIST

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2023
- Heat pump

2021
- Powder room renovated

2018
- Main bathroom renovated

2017
- Kitchen Renovated

2014
- Boiler

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Designated Representative Sarah Toll

Sarah Toll	Susan Chell	Patti Brown
Broker	Broker	Broker

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Ottawa,
it's our
home too!