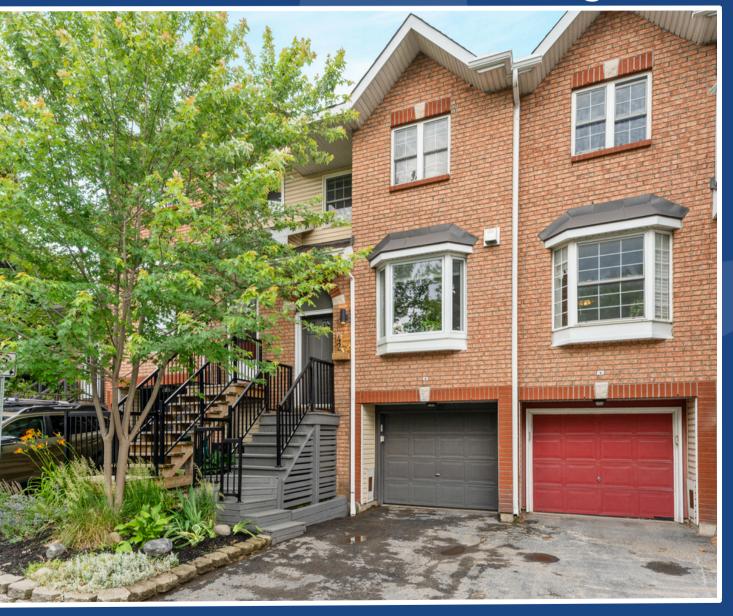
Welcome to

42 Hintonburg Place



CHELL







Beautiful 2 bedroom + DEN townhome nestled on a cul-de-sac in one of Ottawa's trendiest and most walkable neighbourhoods! Enjoy living steps to LRT, Lebreton Flats, Little Italy, fabulous parks and all of the boutique shops & restaurants that Hintonburg & Wellington West has to offer! The bright and inviting main living space features hardwood floors, with a spacious living room and formal dining area divided by an elegant three-sided natural gas fireplace. The well-appointed eat-in kitchen offers stainless steel appliances including a gas stove, a centre island, custom built-in shelving, and a charming bay window that fills the space with natural light. Upstairs, hardwood flooring continues throughout. The third level also hosts a generous primary bedroom with expansive closet, a good-sized secondary bedroom, a beautifully renovated 4-piece bathroom, and a den - perfect as a dedicated home office. The fully finished lower level includes a versatile rec room/multipurpose room with brand new flooring and built-in floating shelves, laundry area with upper cabinetry, and walkout access to the private, low-maintenance backyard. Enjoy summer evenings on the spacious deck with built-in banquet seating and a natural gas hookup for your BBQ. Boasting an attached garage with inside entry, this home perfectly combines vibrant urban living with the ease of modern style & comfort!







MAIN LEVEL

Foyer $6'0" \times 4'11"$ Living $10'7" \times 9'9"$ Dining room $11'3" \times 9'2"$ Kitchen $15'1" \times 9'4"$ Bathroom 2-piece

THIRD LEVEL

Primary Bedroom $15'0" \times 10'11"$ Bedroom $12'0" \times 9'0"$ Den $8'8" \times 5'10"$ Bathroom 4-piece

LOWER LEVEL

Recreation Room 15'2" x 9'10"

Bedrooms: 2+Den Bathrooms: 2

Neighbourhood: Hintonburg

Year Built: 1998 Possession: TBA

Lot size: 15.99 ft x 60.43 ft Style: Row Unit, 3 Storey Exterior: Brick, Siding

Parking: 2

Garage: Attached Single Car Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Laminate, Tile

Taxes: \$5,090.05 / 2025

INCLUSIONS

Fridge, Gas Stove, Dishwasher, Hood Fan, Washer, Gas Dryer, Window Coverings, Light Fixtures, Gas BBQ (as-is), Built-in-Banquet Seating in Backyard, Basement Shelving

EXCLUSIONS

Living Room TV & Wall Bracket, Living Room Floating Shelves, Dining Room Cupboard & Book Shelves, Closet Shelving in primary

bedroom









42 Hintonburg Place

2025

- Lower level flooring & carpeting on stairs
- All light fixtures and light switches

2024

- Dishwasher
- Built-in floating shelves in basement

2023

- Kitchen faucet
- Refrigerator

2022

Main level windows

2020

- · Back deck with built-in banquet seating
- Fence (partial)
- Sandbox (under deck)
- · Natural gas line added
- Gas stove

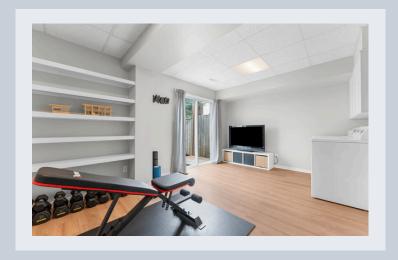
2019

- Front exterior stair stringers and decking
- Third level bathroom renovation

2018

- Kitchen cupboards refinished
- Floating shelves and kitchen island added
- Den enclosed



















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