

Welcome to

145 Crerar Avenue



CHELL
TEAM



This charming 2 bedroom, 2 bathroom 1.5 storey home is move-in-ready! Nestled in the fantastic neighbourhood of Carlington, steps to scenic trails of the Experimental Farm, with quick access to transit, the 417, Civic Hospital, Hintonburg, Dows Lake and Wellington West. Inside, a bright and welcoming living room with large windows flows seamlessly into the formal dining room, perfect for entertaining. Spacious kitchen features white cabinetry, ample counter space, and a built-in breakfast nook. A main floor 4-piece bathroom with a relaxing soaker tub and excellent cabinet storage adds to the convenience. Upstairs, you'll find two generously sized bedrooms boasting newly refinished hardwood floors. The finished basement offers a versatile entertainment-sized rec room, an additional full bathroom, laundry area, and storage space. Enjoy an expansive backyard framed by mature trees, featuring a large deck, storage shed, and included patio furniture! Perfect for first time buyers or those looking to downsize, this home offers incredible value in a prime location with great access to Ottawa's best amenities! Just move in and enjoy! Minimum 24 hour irrevocable on all offers.





MAIN LEVEL	
Foyer	5'4" x 3'10"
Living Room	16'6" x 11'3"
Dining Room	11'4" x 10'3"
Kitchen	12'6" x 7'4"
Bathroom	4-piece

SECOND LEVEL	
Primary Bedroom	11'7" x 10'4"
Bedroom	11'3'5" x 9'4"

BASEMENT	
Recreation Room	21'7" x 9'6"
Other	10'5" x 6'8"
Bathroom	3-piece
Laundry Room	9'7" x 4'10"

Bedrooms: 2
Bathrooms: 2
Neighbourhood: Carlington
Year Built: 1946
Possession: TBA
Style: Detached, 1.5 Storey
Exterior: Siding
Parking: 3
Heating: Forced Air / Natural Gas
Cooling: Central Air
Taxes: \$4,537.86 / 2025

INCLUSIONS
Refrigerator, Stove, Dishwasher, Hood Fan,
Washer, Dryer, All Light Fixtures, All Built-In
Shelving, All Window Blinds, Storage Shed,
Patio Furniture

EXCLUSIONS
None





UPGRADES LIST

145 Crerar Avenue

2025

- Stairwells carpets
- Re-finished hardwood on second level
- Rear roof re-shingled (front roof within last 15 years)
- New front exterior hand rails
- New flooring in main bathroom
- New light fixtures in front entry and dining room
- Freshly painted

2024

- Hot Water Tank (rental)

2022

- Furnace







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it's our
home too!