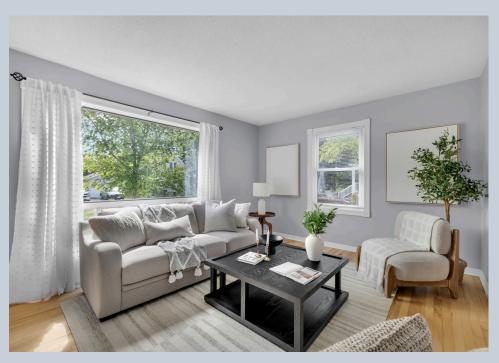
# Welcome to

## 145 Crerar Avenue



CHELL







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  $5'4" \times 3'10"$ Living Room  $16'6" \times 11'3"$ Dining Room  $11'4" \times 10'3"$ Kitchen  $12'6" \times 7'4"$ Bathroom 4-piece

SECOND LEVEL

Primary Bedroom 11'7" x 10'4" Bedroom 113'5" x 9'4"

**BASEMENT** 

Recreation Room  $21'7" \times 9'6"$ Other  $10'5" \times 6'8"$ Bathroom 3-piece Laundry Room  $9'7" \times 4'10"$ 

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







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



















Sarah Toll Broker Susan Chell Broker Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com

