

Welcome to

494 Parkdale Avenue



CHELL
TEAM



This beautifully updated and surprisingly spacious semi-detached home offers far more than meets the eye! Located in one of Ottawa's most vibrant and walkable neighbourhoods, steps to Fisher Park, Elmdale Tennis Courts, Parkdale Market, and all of the trendy shops, cafes and bistros that Hintonburg and Wellington Village has to offer! Inside, gleaming hardwood floors and elegant high baseboards set a warm, inviting tone. The living room features a large picture window, while the separate formal dining room provides ample space for hosting gatherings. The bright and spacious kitchen boasts modern white shaker-style cabinetry and generous counter space. A rare main floor family room, offers a cozy gas fireplace and is filled with natural light from an abundance of windows. Upstairs, you'll find newly refinished hardwood floors, a refreshed 4-piece bathroom with a relaxing soaker tub, and three generously sized bedrooms, plus a bonus den ideal as a home office or creative studio. Step outside to a deep, private backyard with lush greenery, complete with an entertainment-sized deck and great patio area perfect for summer barbecues and outdoor living. Furnace and A/C (2018). Freshly painted and move-in-ready. An excellent opportunity to experience affordable urban living in one of Ottawa's most desirable neighbourhoods!





MAIN LEVEL

Foyer	5'4" x 3'4"
Living Room	10'11" x 11'4"
Dining Room	13'2" x 11'8"
Kitchen	10'0" x 11'0"

SECOND LEVEL

Den	5'8" x 6'9"
Primary Bedroom	10'7" x 12'2"
Bedroom	10'7" x 8'9"
Bedroom	10'7" x 10'8"
Bathroom	4-piece

BASEMENT

Laundry

INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Bedroom Pax Wardrobe

EXCLUSIONS

Shower Curtain

Bedrooms: 3
Bathrooms: 1
Neighbourhood: Wellington West
Year Built: 1932 approx.
Possession: TBA
Style: Semi-Detached, 2 Storey
Exterior: Brick, Stucco (Plaster)
Parking: 1
Heating: Forced Air/Gas
Cooling: Central A/C
Rental Item: Hot Water Tank
Taxes: \$5,090.05 / 2025







UPGRADES LIST

494 Parkdale Avenue

2025

- Parging
- Floor refinishing second level
- Bathroom refresh
- Painting

2023

- Washer and Dryer

2020

- Roof and Attic insulation (blow in)

2018

- Furnace and Air Conditioning

2016

- Water mainline - replaced lead pipe
- Side Patio
- Floor refinishing on main floor





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Broker

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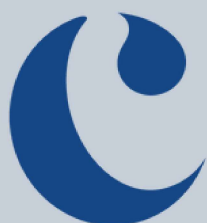
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home too!