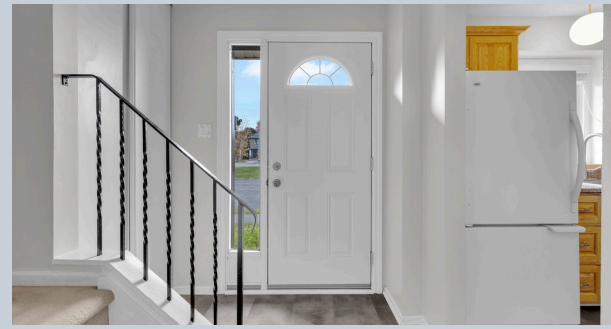


Welcome to

479B Moodie Drive



CHELL
TEAM



Welcome to this beautifully updated townhome, located in the heart of Bells Corners. Great location, close proximity to parks, scenic walking/biking trails, schools, shopping, transit and all the amenities you need, minutes from your door! Boasting many recent upgrades including newer flooring throughout the main and second level. The inviting, open concept living and dining room offers direct access to the backyard. The bright, sun-filled kitchen showcases solid oak cabinetry with plenty of storage and counter space. The second level includes three great-sized bedrooms and a newly renovated 4-piece bathroom (2025) with modern finishes. The lower level adds even more living space with an entertainment-sized recreation room, convenient 2-piece bathroom, laundry area and ample storage. The fully fenced, east-facing backyard offers the perfect spot to relax and enjoy the outdoors or do some gardening. Convenient dedicated parking space directly in front of the home plus ample visitor parking for guests. Water is included in the condo fees. Furnace and A/C (2021). This move-in-ready home offers the ideal lifestyle for those seeking low-maintenance living close to all amenities and everyday conveniences. Quick access to the 417 and future Moodie LRT Station.





MAIN LEVEL

Kitchen	9'5" x 7'2"
Living Room	18'3" x 11'0"
Dining Room	9'5" x 5'6"

SECOND LEVEL

Primary Bedroom	13'0" x 10'5"
Bedroom	13'6" x 7'5"
Bedroom	10'6" x 9'8"
Bathroom	4-piece

BASEMENT

Recreation	18'10" x 12'11"
Bathroom	2-piece
Laundry	9'11" x 7'4"

Bedrooms: 3

Bathrooms: 2

Neighbourhood: Bells Corners

Year Built: 1977

Possession: Minimum 60 Days / TBA

Style: Condo Townhome

Condo Fees: \$463 / month

Exterior: Brick, Siding

Parking: 1

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$2,353.63 / 2025

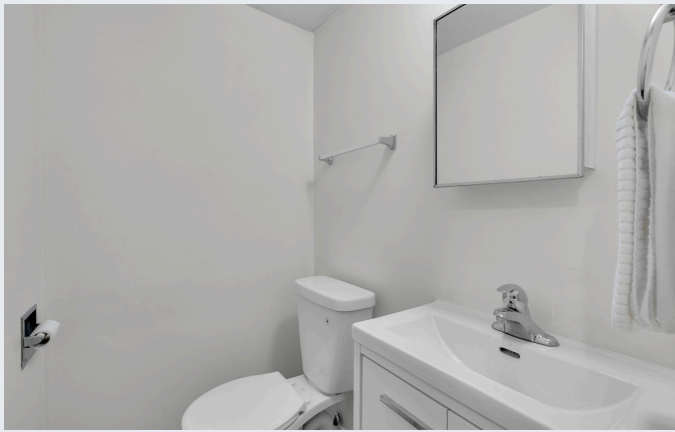
INCLUSIONS

Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, All Blinds, Curtain Rods, Workbench, TV Mounts (excluding TVs) in Living Room and Basement, All Light Fixtures

EXCLUSIONS

Hepa Filter on Furnace, Blink Doorbell







UPGRADES LIST

479B Moodie Drive

2025

- Full bathroom renovation
- Vinyl flooring on second level

2024

- Vanity in basement bathroom

2022

- Basement flooring (concrete polish)
- Entry closet doors

2021

- Furnace
- Central Air Conditioner
- Luxury vinyl flooring on main level
- New electrical panel





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Ottawa,
it's our
home too!