Welcome to

163 Ruskin Street



CHELL







Welcome to this attractive red-brick single family home, nestled on an extra-deep lot in the desirable, family oriented Civic Hospital neighbourhood. Enjoy the best of city living surrounded by tree-lined streets, steps to Hampton Park and the scenic trails of the Experimental Farm. A short stroll across the Jackie Holzman footbridge leads you to Fisher Park, Elmdale PS and the vibrant shops, cafés, and dining spots of Wellington West. Upon entry you are greeted by a spacious and inviting living room featuring a cozy wood-burning fireplace, ideal for relaxing or entertaining. The elegant formal dining room flows seamlessly into the updated kitchen, complete with generous cabinet and counter space. Upstairs, you'll find three well-sized bedrooms and an updated 4-piece main bathroom. The finished lower level extends your living space with a versatile recreation room, a beautifully renovated full bathroom with a glass shower, and ample storage. A charming screened-in porch opens to the sprawling backyard framed by mature trees, with plenty of space to garden, play or simply unwind. A private driveway and detached single-car garage provide convenience and additional storage. Blending timeless character with everyday comfort, this home offers an exceptional lifestyle in one of Ottawa's most sought-after neighbourhoods - where community charm and city living perfectly align.









Bedrooms: 3 Bathrooms: 2

Neighbourhood: Civic Hospital

Lot Size: 40 ft (front) x 196 ft (east) & 155 ft (west)

Year Built: 1944

Possession: 30-90 Days / TBA

Style: Detached, 2 Storey

Exterior: Brick Parking: 4

Garage: Single Car Detached

Heating: Forced Air / Natural Gas - 1999

Cooling: Central Air - 2017 Taxes: \$7,482.91 / approx

MAIN LEVEL

 Living Room
 $20'3" \times 11'2"$

 Dining Room
 $11'7" \times 10'7"$

 Kitchen
 $13'11" \times 8'1"$

 Porch
 $15'4" \times 6'4"$

SECOND LEVEL

Primary Bedroom $15'9" \times 10'9"$ Bedroom $11'7" \times 10'7"$ Bedroom $11'1" \times 9'2"$ Bathroom 4-piece

BASEMENT

Recreation Room 19'6" x 16'1" Bathroom 3-piece

INCLUSIONS

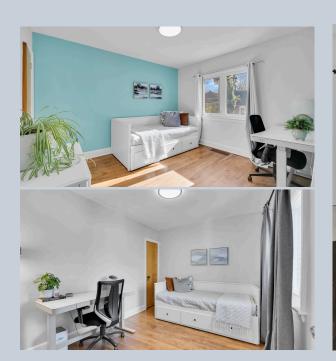
Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Window Coverings, Shelving in Utility Room

EXCLUSIONS

Freezer, TV & Brackets in Living Room & Basement Rec Room

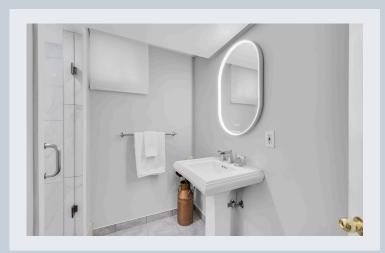
OTHER UPDATES

- Chimney rebuilt and new liner 2017
- Windows replaced 2007
- Roof re-shingled 2007





















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