

Welcome to

163 Ruskin Street



CHELL
TEAM



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" x 11'2"
Dining Room	11'7" x 10'7"
Kitchen	13'11" x 8'1"
Porch	15'4" x 6'4"

SECOND LEVEL	
Primary Bedroom	15'9" x 10'9"
Bedroom	11'7" x 10'7"
Bedroom	11'1" x 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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