

Welcome to

655 Mansfield Avenue



CHELL
TEAM



LOCATION! Beautifully renovated split-level home, perfectly nestled in one of Ottawa's most coveted neighbourhoods. Steps to parks, Broadview PS, Nepean HS, Notre Dame HS and walking distance to all the trendy shops and bistros that Westboro has to offer! Deceivingly spacious, bright interior with multiple levels of living space, ideal for entertaining and accommodating your lifestyle with ease. Renovated kitchen with quartz counters, SS appliances and island, open to the living and dining room. Inviting, rarely offered main floor family room features a gas fireplace, access to yard and an abundance of windows. The second level boasts 3 good-sized bedrooms and a renovated 4pc bathroom. Finished lower level offers a spacious rec room, 3pc bath and versatile guest bed/home office. Enjoy relaxing in the private backyard with beautiful perennial gardens, interlock patio and storage shed. This exceptional home offers the perfect blend of community charm and urban convenience!





Bedrooms: 3+1
 Bathrooms: 3
 Neighbourhood: Laurentianview / McKellar Park
 Lot Size: 50 ft x 100 ft
 Year Built: 1955
 Possession: TBA
 Style: Detached / Split-Level
 Exterior: Brick, Siding
 Parking: 3
 Heating: Forced Air / Natural Gas
 Cooling: Central Air
 Flooring: Hardwood, Tile
 Taxes: \$7,004.34 / 2025 appox

MAIN LEVEL

Living Room 16'0" x 12'0"
 Dining Room 13'0" x 8'7"
 Kitchen 13'0" x 9'0"
 Family Room 20'0 x 16'0"
 Bathroom 2-piece

SECOND LEVEL

Primary Bedroom 15'9" x 10'2"
 Bedroom 11'0 x 9'0" (+/-jog)
 Bedroom 10'6" x 9'0"
 Bathroom 4-piece

LOWER LEVEL

Recreation Room 13'10" x 12'8"
 Guest Bed/Office 15'4" x 13'10"
 Bathroom 3-piece

BASEMENT

Laundry Room
 Storage Room

INCLUSIONS

Refrigerator, Stove, Microwave, Dishwasher,
 Dryer, Washer, Hood Fan, All Window Blinds, All
 Existing Light Fixtures, Storage Shed

EXCLUSIONS

Mounted coat rack by back door







Designated Representative Patti Brown

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