

# Welcome to

90 Edenvale Drive #241



CHELL  
TEAM



Beautifully renovated 3 bedroom + den townhome, nestled in Kanata's desirable Village Green neighbourhood, offering mature tree-lined streets, great schools, nearby parks and trails, and easy access to Kanata Centrum & the CTC! The main level offers a versatile den, ideal for a home office or flex space, along with a laundry area and powder room for everyday convenience. The second level features a bright open-concept living and dining area with hardwood floors, large windows, and a cozy gas fireplace with upgraded tile surround. The renovated kitchen showcases modern white cabinetry, quartz countertops, stainless steel appliances, and an inviting eating area. Upstairs, the third level offers three bedrooms and a stunning spa-like main bathroom complete with dual sinks, heated floors, and an oversized glass shower featuring bench seating and a waterfall showerhead. An exceptional opportunity to enjoy stylish, low-maintenance living in an amenity-rich neighbourhood! Monthly association fee of \$155 for snow removal and maintenance of the common areas.





## MAIN LEVEL

Den	11'8" x 8'10"
Bathroom	2-piece
Laundry	

## SECOND LEVEL

Living Room	16'2" x 11'2"
Dining Room	10'0" x 9'0"
Kitchen	10'10" x 9'0"
Eating Area	8'8" x 6'5"

## THIRD LEVEL

Primary Bedroom	13'10" x 11'1"
Bedroom	10'0" x 7'11"
Bedroom	9'3" x 7'11"
Bathroom	4-piece

Bedrooms: 3

Bathrooms: 2

Neighbourhood: Village Green

Lot Size: 17.06 ft x 68.14 ft

Year Built: 2003

Possession: TBA / As per tenancy

Style: Detached, 3 Storey

Exterior: Brick, Siding

Parking: 2

Garage: Single Car Attached

Heating: Forced Air / Natural Gas - 2022

Cooling: Central Air

Taxes: \$3,470.86 / 2025

## INCLUSIONS

Fridge, Stove, Microwave/Hood Fan, Dishwasher, Washer, Dryer, All Light Fixtures, All Drapery Tracks & Rods, All Window Blinds, All Shutters, All Ceiling Fans, Central Air Conditioner, Auto Garage Door Opener + Remote(s), All Existing Light Fixtures

## EXCLUSIONS

Tenant's Belongings





Designated Representative Patti Brown

**Sarah Toll**  
Broker

**Susan Chell**  
Broker

**Patti Brown**  
Broker



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it's our  
home too!