

*Welcome to*

248 Old Irving Place



CHELL  
TEAM



Nestled in the highly sought-after Civic Hospital neighbourhood, this beautiful 3-bedroom home offers an exceptional lifestyle just steps to Dows Lake, the Arboretum, Experimental Farm, fabulous parks, and the vibrant shops and restaurants of Little Italy, with quick access to Carleton University! This bright and spacious home is filled with natural light and showcases timeless character, including hardwood floors and charming leaded glass windows. The large living room is highlighted by a gas fireplace, opens to the sunroom which provides a versatile space ideal for morning coffee, a home office, or a creative retreat. Separate formal dining room is ideal for entertaining. A beautiful large kitchen offers modern white cabinetry, sleek quartz countertops, stainless steel appliances, and heated Italian limestone floors. A convenient main floor powder room adds everyday functionality. Upstairs, the generous primary bedroom offers ample closet space, accompanied by two additional bedrooms and a 4-piece bathroom. The partially finished basement includes a recreation area, 3-piece bathroom, laundry, and plenty of storage. Enjoy a beautiful west-facing backyard with a composite deck, cedar hedges, and lush English-style gardens. Private driveway and attached single car garage with inside entry. An ideal blend of character, style and location - enjoy the best of city living with nature and recreation all just steps from your front door!





#### MAIN LEVEL

|             |                |
|-------------|----------------|
| Living Room | 22'1" x 12'0"  |
| Dining Room | 14'5" x 11'8"  |
| Kitchen     | 17'9" x 14'11" |
| Sunroom     | 17'11" x 8'5"  |
| Bathroom    | 2-piece        |

#### SECOND LEVEL

|                 |               |
|-----------------|---------------|
| Primary Bedroom | 16'9" x 12'0" |
| Bedroom         | 11'8" x 11'4" |
| Bedroom         | 10'4" x 8'2"  |
| Bathroom        | 4-piece       |

#### BASEMENT

|                 |              |
|-----------------|--------------|
| Recreation Room | 13'9" x 8'8" |
| Bathroom        | 3-piece      |

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Civic Hospital

Year Built: 1939

Lot Size: 50 ft x 100 ft

Possession: August 2026

Style: Detached, 2 Storey

Exterior: Stucco

Parking: 3

Garage: Single Car Attached

Heating: Hot Water / Natural Gas

Cooling: Wall Unit - 2010

Taxes: \$7,875.58 / 2025

#### INCLUSIONS

Cooktop, Built-in Oven, Fridge, Dishwasher, Hood Fan, Washer, Dryer, Freezer, Auto Garage Door Opener + Remote, All window coverings except in the two secondary bedrooms

#### EXCLUSIONS

Curtains in two secondary bedrooms.  
Chandelier in dining room

Kitchen addition 2010, main roof reshingled approx 2013, wall unit A/C 2010, deck 2011





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