

Welcome to

448 Brennan Avenue



CHELL
TEAM



LOCATION! Welcome to this updated and surprisingly spacious 3-bedroom home, enhanced by a generous rear addition and ideally situated on a quiet, family-friendly street in one of Ottawa's most walkable and desirable neighbourhoods. Just steps to top-rated schools, Hampton Park, and all the vibrant shops, cafés, and restaurants that Westboro has to offer! The classic centre hall layout is complemented by warm hardwood floors and thoughtfully designed living spaces. The elegant and inviting living room features large windows and French doors, flowing seamlessly into a bright main floor family room - perfect for everyday living and entertaining. The renovated kitchen showcases white cabinetry, stainless steel appliances, and cork floors, and opens to the dining room with built-in corner cabinet. Convenient main floor powder room and side entrance. Upstairs, the spacious primary retreat offers two closets and a modern 5-piece ensuite with dual sinks, glass shower, and soaker tub. Two additional great-sized bedrooms and an updated main bathroom complete the second level. The basement offers a finished rec room with separate entrance, plus an additional full bathroom - ideal for guests or future potential. Enjoy a wide front porch, west-facing deck and backyard, recently-resurfaced private driveway, and detached garage, all set in a location that perfectly blends urban living with neighbourhood charm!





MAIN LEVEL

Foyer	9'0" x 4'9"
Living Room	21'10" x 12'0"
Dining Room	11'9" x 8'11"
Kitchen	17'10" x 9'6"
Family Room	15'4" x 11'3"
Bathroom	2-piece

SECOND LEVEL

Primary Bedroom	13'7" x 11'11"
Ensuite	5-piece
Bedroom	13'6" x 12'0"
Bedroom	13'6" x 10'8"
Bathroom	3-piece

BASEMENT

Recreation Room	18'2" x 14'3"
Bathroom	4-piece
Recreation Room	21'3" x 10'8"
Laundry	10'0" x 9'1"

INCLUSIONS

Fridge, Stove, Microwave/Hood Fan,
Dishwasher, Washer, Dryer

Kitchen renovated 2019

Upstairs bathrooms renovated 2016

Driveway fall 2024

Porch steps/railing rebuilt in 2023

Bedrooms: 3

Bathrooms: 4

Neighbourhood: Westboro

Year Built: 1940

Lot Size: 50 ft x 87.5 ft

Possession: TBA

Style: Detached, 2 Storey

Exterior: Brick, Siding

Parking: 3

Garage: Single Car Detached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$8,268.25 / approx





CHELL
TEAM



Designated Representative Susan Chell

Sarah Toll
Broker

Susan Chell
Broker

Patti Brown
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,
it's our
home too!