

*Welcome to*

73 Orrin Avenue



CHELL  
TEAM



Welcome to this spectacular three-storey Younghusband home in the heart of the highly sought-after, family-friendly Civic Hospital neighbourhood, just steps to the scenic trails of the Experimental Farm, Dow's Lake, and the vibrant shops, cafés and restaurants of Little Italy, Hintonburg & Wellington Village. Offering a perfect blend of timeless character and thoughtful modern updates, this home is rich in classic details including hardwood floors, cove ceilings, arched doorways and stunning stained-glass windows. The inviting living room exudes warmth and charm, featuring a wood-burning fireplace & custom built-in storage, while the elegant formal dining room with French doors is perfect for entertaining. The updated kitchen boasts white cabinetry, butcher block countertops, a centre island, and a functional layout that opens seamlessly to a bright sunken family room. A convenient main-floor three-piece bathroom completes this level. The second floor features a spacious primary bedroom with ensuite and soaker tub, two additional well-proportioned bedrooms, and a beautifully renovated three-piece bathroom. One bedroom includes custom built-ins and a desk, ideal for a home office or study space. The third floor offers exceptional flexibility with a spacious loft-style room, ideal as a fourth bedroom, home office, playroom or additional family room. The lower level includes a recreation area, powder room, laundry, ample storage and an expansive workshop. Outside, enjoy a private, beautifully landscaped backyard with mature trees and a stamped concrete patio, complete with natural gas BBQ hookup for easy outdoor entertaining. The property also features a private driveway with space to comfortably fit two cars side by side, along with a detached single-car garage. A truly special home offering space, character, thoughtful upgrades, and an unbeatable central location.





#### MAIN LEVEL

Living Room	20'10" x 10'10"
Dining Room	13'2" x 10'1"
Kitchen	14'8" x 11'5"
Family Room	19'7" x 14'7"
Bathroom	3-piece

#### SECOND LEVEL

Primary Bedroom	11'7" x 10'1"
Ensuite	3-piece
Bedroom	11'3" x 10'6"
Bedroom	11'3" x 8'8"
Bathroom	4-piece

#### BASEMENT

Recreation Room	18'0" x 13'1"
Bathroom	2-piece
Laundry/Utility Room	19'7" x 11'0"
Workshop	31'6" x 14'7"

#### INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Window Coverings, Light Fixtures, level 2 EV charging outlet on garage, side garden storage bin, natural gas hookup for BBQ, custom built shelves/cabinets/desk in the secondary bedroom, chest freezer in basement (as-is)

#### EXCLUSIONS

TVs, TV brackets, security cameras, smart doorbell system, speakers

Bedrooms: 4

Bathrooms: 4

Neighbourhood: Civic Hospital

Year Built: 1944

Lot Size: 50 ft x 100 ft

Possession: TBA

Style: Detached, 3-Storey

Exterior: Brick, Stucco

Parking: 4

Garage: Oversized Single Car Detached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$9,237.66 / 2025





# UPGRADES LIST

73 Orrin Avenue

2025

- Furnace
- Central Air Conditioner

2020

- Main bathroom renovation (Grassroots)
- Ensuite bathroom renovation (Grassroots)

9 years

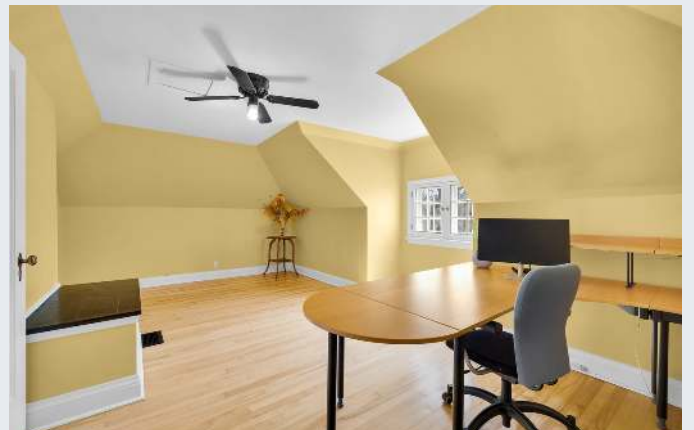
- Main floor bathroom renovation (Grassroots)
- Kitchen updated (Grassroots)

20 years

- Stamped concrete
- Window glass throughout



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Designated Representative Sarah Toll

**Sarah Toll**  
Broker

**Susan Chell**  
Broker

**Patti Brown**  
Broker



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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