

Welcome to

234 Old Irving Place



CHELL
TEAM



Attractive Tudor-style home, nestled on an impressive 75 ft lot in the desirable Civic Hospital neighbourhood. Steps to Princess Margriet Park, Reid Park, The Merry Dairy, Dows Lake, the Arboretum and the Experimental Farm - minutes to the vibrant shops, cafes and restaurants of Little Italy and Hintonburg! Built in the early 1940s, this home showcases timeless character paired with thoughtful updates. Beautiful leaded glass windows, warm finishes, and inviting principal rooms create a welcoming atmosphere, while a convenient main floor bathroom adds everyday functionality. The heart of the home is the spacious rear addition, designed for modern living and entertaining. The updated kitchen features quartz countertops, heated floors, abundant cabinetry, and a bright eating area overlooking the backyard. Open to the kitchen, the generous family room is anchored by a wood-burning fireplace and offers direct access to the deck, creating a seamless connection between indoor and outdoor living. Upstairs offers three spacious bedrooms, a 4-piece bathroom, and direct access to the charming upper-level porch. The private backyard is a true retreat - a large deck provides the perfect space for relaxing or entertaining, while mature perennial gardens add colour, beauty, and privacy throughout the seasons.





MAIN LEVEL

Foyer	10'0" x 5'2"
Living Room	17'9" x 13'11"
Dining Room	14'11" x 12'0"
Kitchen	13'2" x 9'7"
Eating Area	12'2" x 7'6"
Family Room	17'1" x 12'2"
Bathroom	3-piece

SECOND LEVEL

Primary Bedroom	14'11" x 12'10"
Bedroom	11'4" x 10'7"
Bedroom	11'8" x 8'9"
Porch	9'0" x 7'4"
Bathroom	4-piece

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Civic Hospital

Year Built: 1941

Lot Size: 75 ft x 104 ft

Possession: TBA

Style: Detached, 2 Storey

Exterior: Brick

Parking: 2

Garage: Single Car Attached

Heating: Hot Water / Natural Gas

Cooling: Wall Unit

Taxes: \$9,490.05 / 2026

BASEMENT

Recreation Room	18'8" x 13'2"
Laundry Room	11'5" x 9'1"
Bathroom	2-piece

INCLUSIONS

Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, Automatic Garage Door Opener & Remote, All Blinds (All is "as-is" condition)





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