

Welcome to

406 Huron Avenue S



CHELL
TEAM



Extensively renovated inside and out, with uncompromising attention to detail, this stunning 3-storey home offers luxurious, turnkey living in one of Ottawa's most coveted neighbourhoods. Ideally situated steps from the scenic trails of the Experimental Farm, Dows Lake, great schools, parks, and the vibrant boutiques, cafés & restaurants of Wellington Village. Boasting a spacious centre hall plan with classic features including hardwood floors, archways and beautiful leaded glass windows. The inviting living room features a gas fireplace and French doors, while the formal dining room is enhanced by a charming built-in buffet alcove. Renovated kitchen is beautifully appointed with marble countertops, premium SS appliances, and centre island with breakfast bar. A desirable main floor family room and thoughtfully designed mudroom adds everyday convenience. The second level has been extensively renovated to include the addition of a luxurious ensuite bathroom with marble herringbone heated flooring and a convenient laundry room with vanity and custom cabinetry. The primary retreat offers an abundance of windows with skylight & vaulted ceilings. Two additional great-sized bedrooms with large closets and a 3pc bathroom complete the second level. The third-floor loft is perfect as a fourth bedroom, home office, or creative studio and includes a rough-in for a future bathroom. Professionally renovated by Amsted, the lower level offers a spacious family room, full bathroom & additional recreation space with a Murphy bed for guests. Professionally landscaped grounds designed for effortless outdoor living. The west-facing backyard is its own private urban oasis with a composite deck, perennial gardens, patio, dining area, landscape lighting & modern shed/workshop. Offering an unparalleled lifestyle that perfectly balances timeless character, modern luxury & an exceptional Civic Hospital location.





Bedrooms: 4
 Bathrooms: 3
 Neighbourhood: Civic Hospital
 Lot Size: 40 ft x 96.04 ft
 Year Built: 1940
 Possession: September 23rd or TBA
 Style: Detached, 3 Storey
 Exterior: Brick
 Parking: 2
 Heating: Forced Air / Natural Gas - 2008
 Cooling: Central Air
 Taxes: \$12,008.89 / 2026, approx

MAIN LEVEL

Foyer	9'7" x 6'0"
Living Room	22'11" x 10'9"
Dining Room	13'11" x 10'4"
Kitchen	10'10" x 10'8"
Family Room	10'11" x 10'6"
Mudroom	10'12" x 6'9"

SECOND LEVEL

Primary Bedroom	17'3" x 10'12"
Ensuite	3-piece
Bedroom	13'7" x 10'6"
Bedroom	14'0" x 9'7"
Bathroom	3-piece
Laundry Room	10'5" x 7'5"

THIRD LEVEL

Bedroom/Loft	13'0" x 12'7"
Other	15'9" x 5'10"

BASEMENT

Family Room	16'0" x 15'4"
Recreation Room	11'3" x 10'10"
Bathroom	4-piece
Storage Room	10'4" x 5'7"
Workshop	8'4" x 6'2"

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan,
 Microwave, Washer, Dryer, Freezer, All Custom
 Window Coverings, Garden Shed & Workbench







UPGRADES LIST

406 Huron Avenue S

2025

- Front door - Amberwood
- Back door and windows on second floor (except primary bedroom) - Bowen Windows
- Spray foam insulation in attic - Amsted Design

2024

- Front yard landscaping - Yards Unlimited
- Driveway repaved - Bytown Paving

2023

- Backyard landscaping - Yards Unlimited
- Fencing on sides of backyard - Zack's Fencing
- Landscape lighting - Cityscape lighting
- Storage Shed/Workshop - Summit Sheds
- Kitchen renovation - Grassroots
- Mudroom renovation - Grassroots
- Basement renovation - Amsted Design

2020

- Skylight in loft - Velux

2019

- Second floor renovation for addition of ensuite and laundry room - 2H Interior Design

*Paint and wallpaper by Farrow & Ball





*Designated Representative

Patti Brown
BROKER

Susan Chell*
BROKER

Martha Howard
REALTOR®



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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