

Welcome to

8 Ruskin Street



CHELL
TEAM



Welcome to Civic Hospital, a neighbourhood where tree-lined streets, charming character homes, and everyday convenience come together. Filled with character and potential, this home features spacious principal rooms with hardwood flooring, crown mouldings, elegant archway, fireplace and beautiful leaded glass windows. The main level offers a comfortable family room adjacent to the kitchen with direct access to the back deck and private south-facing backyard, creating a wonderful connection between indoor and outdoor living. Upstairs, discover three generously sized bedrooms, including one with a wood-burning fireplace currently used as a family room, plus an additional smaller bedroom ideal for a home office, or nursery. The oversized four-piece bathroom features a Roman tub, separate shower, and skylight. Outside, enjoy a fully fenced south facing backyard with large patio and established perennial gardens - a peaceful retreat perfect for gardening, entertaining, or relaxing outdoors. Beyond the home, enjoy the best of Civic Hospital living with Dow's Lake, the Rideau Canal, and the Central Experimental Farm nearby, along with the cafés, restaurants, boutiques, and local shops of Little Italy and Wellington West. With easy access to The Ottawa Hospital Civic Campus, parks, schools, transit, Carleton University, downtown Ottawa, and Highway 417, this location offers the perfect balance of community, convenience, and urban accessibility.





MAIN LEVEL

Foyer	9'11" x 4'2"
Living Room	15'9" x 13'2"
Dining Room	14'10" x 12'11"
Kitchen	10'7" x 9'11"
Family Room	10'7" x 9'11"

SECOND LEVEL

Primary Bedroom	14'3" x 11'4"
Bedroom	14'4" x 12'6"
Bedroom	11'1" x 10'5"
Bedroom	8'7" x 8'4"
Bathroom	4-piece

Bedrooms: 4

Bathrooms: 1

Neighbourhood: Civic Hospital

Year Built: 1945

Lot Size: 43 ft x 74.55 ft

Possession: TBA

Style: Detached, 2 Storey

Exterior: Brick, Aluminum Siding

Parking: 3

Garage: Single Car Attached

Heating: Hot Water / Natural Gas

Cooling: Central Air

Taxes: \$ 8,039.80 / approx

INCLUSIONS

Fridge, Stove, Dishwasher, Washer, Dryer,
All Blinds (All appliances in "as-is" condition)

EXCLUSIONS:

All Curtains, All Floating Shelves

UPGRADES:

Roof (2022); Furnace (2021); Hot Water
Tank (2017)







*Designated Representatives

Patti Brown*
BROKER

Susan Chell*
BROKER

Martha Howard
REALTOR®



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



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