

Welcome to

1213 Emperor Avenue



CHELL
TEAM



Welcome to this beautiful semi-detached home in the heart of Carlington! Enjoy a great central location just steps from the scenic walking and cycling paths of the Experimental Farm, with easy access to public transit, Highway 417, the Civic Hospital, Dow's Lake, and the trendy shops and restaurants of Westboro and Wellington West. Inside, the bright and inviting main level features an open-concept living and dining area with hardwood floors throughout. The updated kitchen combines white cabinetry with butcher block counters, a quartz island, and farmhouse sink for a warm, modern feel. Upstairs offers three well-sized bedrooms and a 4-piece bathroom. The lower level provides additional living space with a generous rec room and stylish sliding barn doors leading to the laundry and storage area. Outside, the fully fenced backyard is perfect for relaxing or entertaining, with a spacious deck and convenient storage shed. Furnace (2022); roof re-shingled (2014). A wonderful opportunity to own in a truly central location connecting you to all of Ottawa's most vibrant areas!





MAIN LEVEL

Living Room	17'5" x 11'5"
Dining Room	13'0" x 9'5"
Kitchen	13'0" x 9'0"

SECOND LEVEL

Primary Bedroom	15'0" x 11'5"
Bedroom	11'8" x 9'5"
Bedroom	9'5" x 9'0"
Bathroom	4-piece

BASEMENT

Family Room	18'6" x 15'0"
Laundry	
Storage	

Bedrooms: 3

Bathrooms: 1

Neighbourhood: Carlington

Year Built: 1959

Lot Size: 33.24 ft x 100 ft

Possession: TBA

Style: Semi-Detached, 2 Storey

Exterior: Brick

Parking: 2

Heating: Forced Air / Natural Gas - 2022

Roof re-shingled - 2014

Taxes: \$4,541.1 / 2026 - approx

INCLUSIONS

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

EXCLUSIONS

None





CHELL
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*Designated Representatives

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it's our
home too!