

Welcome to

3051 Cowan Crescent



CHELL
TEAM



Welcome to this charming 3 bedroom split-level home, nestled in sought-after Riverside Park South, close to schools, parks, transit, shopping, and Mooney's Bay Beach! Step inside to discover a bright and inviting living and dining room with birch hardwood floors and large windows that fill the space with natural light. The kitchen offers plenty of cabinet and counter space, along with convenient side-door access to the yard. Upstairs offers three good-sized bedrooms and a 4-piece main bathroom. The lower level provides a spacious recreation room and an additional 2-piece bathroom, while the full basement offers excellent storage space. Outside, enjoy the desirable west-facing backyard - perfect for soaking up the afternoon and evening sun. Brand-new natural gas furnace to be installed (2026) and owned hot water tank (2024). A wonderful opportunity to own in a fantastic location, with everything you need for an active and convenient lifestyle right at your doorstep!





Bedrooms: 3
 Bathrooms: 2
 Neighbourhood: Riverside Park South
 Lot Size: 51.01 ft x 101.18 ft
 Year Built: 1963
 Possession: TBA
 Style: Detached, Split Level
 Exterior: Brick, Siding
 Parking: 3
 Heating: Forced Air / Natural Gas (being installed 2026)
 Cooling: Central Air
 Taxes: \$5,291.97 / 2026

MAIN LEVEL
 Living Room 16'8" x 10'8"
 Dining Room 9'6" x 9'0"
 Kitchen 10'10" x 9'1"

SECOND LEVEL
 Primary Bedroom 13'1" x 10'11"
 Bedroom 11'8" x 11'0"
 Bedroom 10'9" x 9'4"
 Bathroom 4-piece

LOWER LEVEL
 Recreation Room 27'4" x 20'7"
 Bathroom 2-piece

BASEMENT
 Other 20'4" x 19'11"

INCLUSIONS
 Fridge, Stove, Dishwasher, Hood Fan, Washer,
 Fridge in Basement, Hot Water Tank, Two Sheds
 all in "as-is" condition

EXCLUSIONS
 None







*Designated Representatives

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