



43 HURON AVE NORTH

Welcome to 43 Huron Avenue North, a character-filled brick home offering a rare combination of flexibility and location in the heart of Wellington Village.

Generously sized rooms, hardwood flooring, French doors and abundant natural light create a warm interior with plenty of character. Outside, a covered front porch adds to the home's classic streetscape presence, with additional outdoor space found in the rear deck and fenced backyard.

What truly sets 43 Huron apart is its ability to accommodate different plans for the future. Whether considered from a lifestyle or investment perspective, the property offers possibilities that extend well beyond a traditional urban home.

With four-car parking and the shops, restaurants, transit and everyday conveniences of Wellington Village just steps away, this is an opportunity to own a distinctive property in one of Ottawa's most desirable established neighbourhoods.





TOP FEATURES

- Classic brick home in Wellington Village
- Hardwood flooring
- French doors
- Generously sized principal rooms
- Multiple flexible living spaces
- Laundry
- Covered front porch
- Rear deck
- Fenced backyard
- Four-car parking
- Located near Tunney's Pasture & public transit
- Shops, restaurants & everyday amenities nearby



CHARACTER & DETAILS

- Hardwood flooring brings warmth and continuity to the living spaces
- French doors preserve some of the home's traditional architectural character
- Large windows bring natural light throughout the interior
- Generously proportioned rooms provide comfortable everyday living
- Distinctive decorative glass creates a memorable front entrance
- Covered front porch provides a welcoming transition into the home
- Established character balanced with functional everyday spaces



TWO WAYS TO CALL IT HOME

CURRENT DUPLEX CONFIGURATION

- Two separate living spaces
- Flexible bedroom and living-room configurations
- Laundry available within each unit
- Generously sized rooms across both levels
- Opportunity to maintain the property's existing duplex use

POTENTIAL DETACHED CONFIGURATION

- Opportunity to reconnect the spaces as a single-family residence
- Multiple bedrooms with additional recreation/flexible living space
- Two full bathrooms
- Laundry
- Flexible layout that can adapt to different household needs



**Samantha
NELSON**
SALES REPRESENTATIVE



OUTDOOR SPACE & LOCATION

- Covered front porch adds classic streetscape appeal
- Rear deck provides additional outdoor living space
- Fenced backyard with room to relax, garden or entertain
- Four-car parking — an exceptional convenience for an urban property
- Located in the heart of Wellington Village
- Steps from neighbourhood shops, restaurants & everyday amenities
- Tunney's Pasture and public transit nearby
- Convenient access to surrounding central Ottawa neighbourhoods
- An established, walkable location combining neighbourhood character with urban convenience

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