

Welcome to

418 Hamilton Avenue South



CHELL
TEAM



Beautiful 3-storey semi-detached home nestled in the desirable Civic Hospital neighbourhood, steps to the scenic walking and cycling trails of the Experimental Farm, Dow's Lake, great schools and the trendy shops, boutiques and restaurants of Wellington West. Inside, discover a spacious centre hall plan rich in timeless character, featuring hardwood floors, elegant French doors, leaded glass windows and classic cove ceilings. The inviting living room features a gas fireplace, while the separate formal dining room, complete with two built-in China cabinets, opens to a versatile den, home office or sunroom. The sun-filled kitchen offers ample cabinet and counter space with access to the backyard. The second level features three well-sized bedrooms and an updated 4-piece bathroom. The third floor loft is ideal as a fourth bedroom or home office - features a large storage closet with potential to add a bathroom. Enjoy the beautiful west-facing, fully fenced backyard with a covered deck, perennial gardens, BBQ and patio area. A private driveway and rare double garage add everyday convenience. An exceptional opportunity to enjoy character, space and a vibrant urban lifestyle in one of Ottawa's most sought-after neighbourhoods!





MAIN LEVEL

Foyer	6'6" x 5'3"
Living Room	20'1" x 13'7"
Dining Room	14'0" x 13'8"
Kitchen	14'0" x 7'9"
Den/Sunroom	8'1" x 9'8"

SECOND LEVEL

Primary Bedroom	14'6" x 13'6"
Bedroom	14'1" x 10'4"
Bedroom	14'0" x 9'1"
Bathroom	4-piece

THIRD LEVEL

Bedroom	15'6" x 11'1"
Storage Room	

Bedrooms: 4

Bathrooms: 1

Neighbourhood: Civic Hospital

Lot Size: 38.51 ft x 104 ft

Year Built: 1936

Possession: 30 - 60 Days

Style: Semi-Detached, 3 Storey

Exterior: Brick

Parking: 6

Garage: Detached, Double Car

Heating: Natural Gas / Radiant

Cooling: 3 Wall Units

Taxes: \$8,612.26 / 2026, approx

INCLUSIONS

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Basement Fridge, Dehumidifier, Basement Workbench, Basement Shelving, Generator, Two Automatic Garage Door Openers + Remotes, Patio Set, BBQ, Rain Barrel

EXCLUSIONS

None







UPGRADES LIST

418 Hamilton Avenue South

2025

- Den/sunroom windows

2021

- A/C wall units

2017

- Main and garage roof re-shingled

2010

- Bathroom renovated
- Boiler

2001

- Wiring updated
- Roof and walls insulation - blown in

2000's

- Windows at back of home and basement





*Designated Representative

Patti Brown
BROKER

Susan Chell*
BROKER

Martha Howard
REALTOR®



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,
it's our
home too!