

Welcome to

9 Cleadon Drive



CHELL
TEAM



Beautifully renovated from top to bottom in 2026, this 3+2 bedroom bungalow is ideally located in the sought-after Crystal Beach neighbourhood! Enjoy a lifestyle surrounded by nature, recreation and everyday conveniences, just moments from Andrew Haydon Park, the Nepean Sailing Club, walking and cycling paths, public transit, Corkstown Outdoor Pool, the Tennis Club, Lakeview PS, DND, Maki Park, Lakeview Park, and the future LRT. Inside, discover a bright, spacious interior with hardwood floors and an abundance of windows. The inviting living room features a cozy gas fireplace with stone surround and flows seamlessly into the dining room. The stunning kitchen showcases modern two-tone cabinetry, sleek quartz countertops and stainless steel appliances. The primary bedroom offers a beautifully appointed 3 piece ensuite with glass shower, while two additional well-sized bedrooms and a renovated 4-piece bathroom complete the main level. The finished basement adds exceptional versatility with an entertainment-sized rec room, two bedrooms, laundry and ample storage. Outside, enjoy a fully fenced, south-facing backyard with a patio and mature trees. Single attached garage plus private driveway. A fantastic opportunity to enjoy modern living in an established neighbourhood close to the Ottawa River, outdoor recreation and convenient city amenities! Just move in and enjoy!





MAIN LEVEL

Living Room	16'10" x 13'6"
Dining Room	14'8" x 8'8"
Kitchen	10'1" x 9'5"
Primary Bedroom	13'9" x 10'1"
Ensuite	3-piece
Bedroom	10'9" x 10'5"
Bedroom	10'1" x 9'9"
Bathroom	4-piece

BASEMENT

Recreation Room	18'9" x 13'4"
Bedroom	13'5" x 9'11"
Bedroom	13'5" x 11'3"
Laundry Room	
Storage Room	

Bedrooms: 3+2

Bathrooms: 2

Neighbourhood: Crystal Beach

Lot Size: 65 ft x 110 ft

Year Built: 1962

Possession: TBA

Style: Detached, Bungalow

Exterior: Stone, Stucco

Parking: 3

Garage: Single Car Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$5,279.24 / 2026

INCLUSIONS

Refrigerator, Stove, Dishwasher, Washer, Dryer,
All Light Fixtures

EXCLUSIONS

None







UPGRADES LIST

9 Cleadon Drive

Renovated in 2026:

- New interior doors
- New basement windows and two new windows on main level
- Renovated kitchen, backsplash, quartz counters, stainless steel appliances
- Expansion of ensuite bathroom to include a shower
- New tile in both bathrooms
- Renovated main bathroom, including new tub
- Stairs refinished, and new railing installed
- Electrical service has been upgraded to 200amps and has been rewired throughout portions of the house and brought up to code
- New light fixtures throughout the house
- Expansion of the living space in the main area around the kitchen
- Renovated recreation room and bedrooms in basement
- New Furnace

The following dates are from the previous owner:

- ~2019 Central air conditioner
- ~2015/2016 Remaining windows
- ~2014 Roof re-shingled





*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!