Welcome to

45 Henry Goulburn Way



CHELL

TEAM







Incredible opportunity in Stittsville! Set on an impressive 123 ft x 143 ft lot, this charming 3-bedroom bungalow enjoys a fantastic location close to schools, parks, transit, the Trans Canada Trail and an array of amenities within walking distance along Stittsville Main Street. The interior features a spacious living room and a kitchen open to the dining area, creating a comfortable space for everyday living. Down the hall you'll find three good-sized bedrooms and an updated 4pc main bathroom. A desirable main floor family room provides valuable additional living space and potential for a powder room. The laundry room offers convenient side door access to the backyard. Attached garage with inside entry. Whether you're looking to renovate, build your dream home or invest in a property with tremendous potential, this is an exceptional opportunity in an established Stittsville neighbourhood.









ROOM MEASUREMENTS

Foyer	11'6" x 3'5"
Living Room	16'3" x 11'6"
Kitchen	11'4" x 10'11"
Dining Room	11'4" x 8'8"
Family Room	20'2" x 11'8"
Primary Bedroom	11'6" x 11'5"
Bedroom	11'4" x 8'11"
Bedroom	11'6" x 8'0"
Bathroom	4-piece
Storage Room	7'11" x 4'2"
Laundry Room	6'1" x 4'11"

Bedrooms: 3
Bathrooms: 1
Neighbourhood: Stittsville
Year Built: 1959
Possession: 30 Days + / TBA
Style: Detached, Bungalow
Exterior: Siding
Parking: 6
Garage: Single Car Attached
Heating: Natural Gas / Forced Air
Cooling: Central Air
Taxes: $4,668.61 / 2026

INCLUSIONS
Fridge, Stove, Washer, Dryer, Range Hood/Microwave Unit, Window Coverings, All Light Fixtures

EXCLUSIONS
None

RENTAL ITEMS
Hot Water Tank









*Designated Representative

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