Welcome to

701 Parkdale Avenue



CHELL

TEAM







Welcome to this bright and spacious single family home, nestled in the desirable Civic Hospital area, steps to the Experimental Farm, fabulous parks, great schools and the trendy shops, cafes and restaurants of Wellington West! A private driveway and detached garage offer convenient parking off Kenilworth Street. Inside, the inviting living room features a wood-burning fireplace and beautiful bay window, complemented by classic details including hardwood floors, cove ceilings and arched doorways. The elegant formal dining room includes a charming buffet alcove, while the updated kitchen boasts white cabinetry and stainless steel appliances. The second level offers three bedrooms, hardwood floors a spacious walk-in closet and 4-piece bathroom. The finished basement features a rec room, additional 2-piece bathroom and ample storage. Enjoy the beautiful west-facing backyard with a new deck, perfect for relaxing or entertaining. A wonderful opportunity to live in one of Ottawa's most sought-after neighbourhoods, offering the perfect blend of green space, urban convenience and vibrant local amenities!









Bedrooms: 3
Bathrooms: 2
Neighbourhood: Civic Hospital
Year Built: 1941
Lot Size: 47.50 ft x 100.00 ft
Possession: January / February 2027
Style: Detached, 2 Storey
Exterior: Stucco
Parking: 2
Garage: Single Car Detached
Heating: Forced Air / Natural Gas - 2018
Cooling: Central Air - 2018
Taxes: $6,347.85 2026 / approx

MAIN LEVEL

Foyer	4'2" x 3'4"
Living Room	18'3" x 11'1"
Dining Room	15'2" x 10'2"
Kitchen	10'6" x 10'3"

SECOND LEVEL

Primary Bedroom	15'1" x 11'1"
Bedroom	11'10" x 10'3"
Bedroom	11'1" x 6'11"
Bathroom	4-piece
Walk-in Closet	6'11" x 5'10"

BASEMENT

Recreation Room	18'1" x 10'
Bathroom	2-piece
Utility Room	20'9" x 9'7"

INCLUSIONS
Fridge, Stove, Dishwasher, Chest Freezer in basement, All Blinds, Shed, Faux Fireplace with electric heater in dining room

RENTAL ITEMS
Hot Water Tank - (2014)
Note! Furnace and A/C are currently rented and will be bought-out by seller prior to closing



















CHELL

TEAM



*Designated Representatives

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!