

FOR SALE



The Wright Team

410Hartleigh.com

410 Hartleigh Avenue

3 BEDS | 2 BATHS



WOODPARK

Set on a quiet street in a desirable Ottawa neighbourhood, this inviting property combines the ease of city living with the tranquillity of nature. It is ideally positioned just moments from the Kichi Zibi Mikan scenic parkway, the shoreline of the Ottawa River, nearby pathways and parks, urban amenities, and convenient transit options. Inside, a thoughtfully designed floor plan features open and bright living spaces, numerous upgrades, and a move-in ready interior. The space is enhanced by a neutral colour palette, hardwood flooring, recessed lighting, and tasteful accents of tongue-and-groove panelling. The kitchen is both stylish and functional, complete with a peninsula, quartz countertops, and stainless-steel appliances. The main level includes three well-proportioned bedrooms and a full bathroom. The finished lower level provides additional living space, including a recreation room, an office, a full bathroom, and versatile finished areas that can accommodate a variety of uses. Practical features such as a carport and a backyard with mature trees, shrubs, and a storage shed add to the overall appeal of this exceptional home.

Foyer, Living
Room, Dining
Area and Kitchen





Key Updates & Points to Note

- Parging (2025).
- Spray-Net painted brick, 15-year warranty (2024).
- All interior doors (2024).
- Interlock and driveway (2023).
- Shed (2022).
- Basement (2021).
- Back door (2020).
- Front door (2019).
- Fence (2019).
- Gutters (2019).
- Foundation cracks injected (2018).
- Gas furnace and gas BBQ hookup (2018).
- Kitchen (2016).
- Main bath (2016).
- Hardwood refinished (2016).
- Front entrance (2016).



Primary Suite,
Additional
Bedrooms and
Recreation Room





Property Dimensions

Main Floor

Foyer 4'11" x 5'10"
 Living Room 15'3" x 11'10"
 Dining Area 8'10" x 11'9"
 Kitchen 10'3" x 11'6"
 Primary Bedroom 12'4" x 11'5"
 Bedroom 8'2" x 12'5"
 Bedroom 8'8" x 9'0"
 Bath 7'1" x 8'2"

Lower Level

Recreation Room 23'7" x 17'10"
 Office 8'6" x 8'10"
 Home GYM/FLEX Space 16'3" x 8'0"
 FLEX Space 19'2" x 9'5"
 Bath 7'1" x 5'7"
 Utility 20'2" x 5'7"





Have A Real Estate Question?

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Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 2

Property Type: Bungalow

Neighbourhood: Woodpark

Lot Size: 49.94 ft x 99.88 ft

Taxes/Year: \$5,011.27 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$150/month.

Approximate Gas Expense: \$100/month (with higher usage during the winter months).

Inclusions:

All light fixtures. All window coverings (drapes, blinds). Fridge/freezer. Stove. Microwave/hoodfan. Dishwasher.

Note: wood burning fireplaces have never been used and are in "as is" condition.

Exclusions:

Washer. Dryer. BBQ. Wall mounted TVs (brackets remain).

Rental Equipment:

Hot Water Tank – Reliance, \$62.34/quarter.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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