

FOR SALE



The Wright Team

7AshValley.com

7 Ash Valley Avenue

🏠 4 BEDS | 🛀 4 BATHS



BARRHAVEN

Nestled on a large, premium lot in one of Barrhaven's most highly desirable neighbourhoods, this beautifully maintained home offers the perfect blend of space, style, and comfort—inside and out. Surrounded by parks, tree-lined trails, top-rated schools, and everyday amenities, and conveniently located close to the RCMP headquarters, it delivers the ideal balance of tranquility and convenience. With over 2900 sq ft of living space, lovingly cared for by the original owners, this home welcomes you with a bright, airy interior where natural light flows through every room. Elegant crown mouldings, hardwood floors on both levels, and a striking floor-to-ceiling stone fireplace, flanked by custom built-ins, add timeless character. At the heart of the home is a spacious, eat-in kitchen boasting granite countertops, stainless steel appliances, abundant cabinetry and storage, and a functional island. Upstairs, the serene primary suite includes a walk-in closet and a luxurious four-piece ensuite. Three additional spacious bedrooms and a full bathroom complete the second level. The lower level extends the living space with a generous finished recreation room, a cozy fireplace, and a three-piece bathroom. The outdoor area is a natural extension of the home, featuring an expansive fenced backyard with plenty of space for everyday enjoyment. A large 16' x 24' composite deck, partially shaded by an awning, accommodates both dining and lounging, while mature trees and cedars provide privacy. A heated above-ground saltwater pool completes the setting, making it ideal for relaxed summer living and outdoor gatherings. Recent upgrades include a brand-new central air conditioner and furnace (June 2025). This home is the complete package—turnkey, stylish, an ideal location and ready for your next chapter. Don't miss your opportunity to make it yours!

Foyer, Living
Room and Family
Room





Key Updates & Points to Note

- Richcraft Foxwood model.
- Saltwater pool system.
- Granite countertops in kitchen.
- Motorized shades on kitchen window and patio door.
- Maple hardwood flooring throughout main level.
- Tile flooring in kitchen and foyer.
- Oak stairs and upper-level flooring.
- Laminate flooring in basement.
- Furnace and air conditioner installed in June 2025.
- Gas line to pool heater installed in 2025.
- New asphalt driveway installed in 2024.
- Pool heater installed in 2023.
- Family room fireplace with built-in cabinets and shelving installed in 2021.
- Ten new windows installed in 2018, including kitchen, family room, and two front bedrooms.
- Roof replaced in 2016.
- Pool, liner, and deck installed in 2016.

Kitchen,
Breakfast Nook,
Primary Suite
and Ensuite

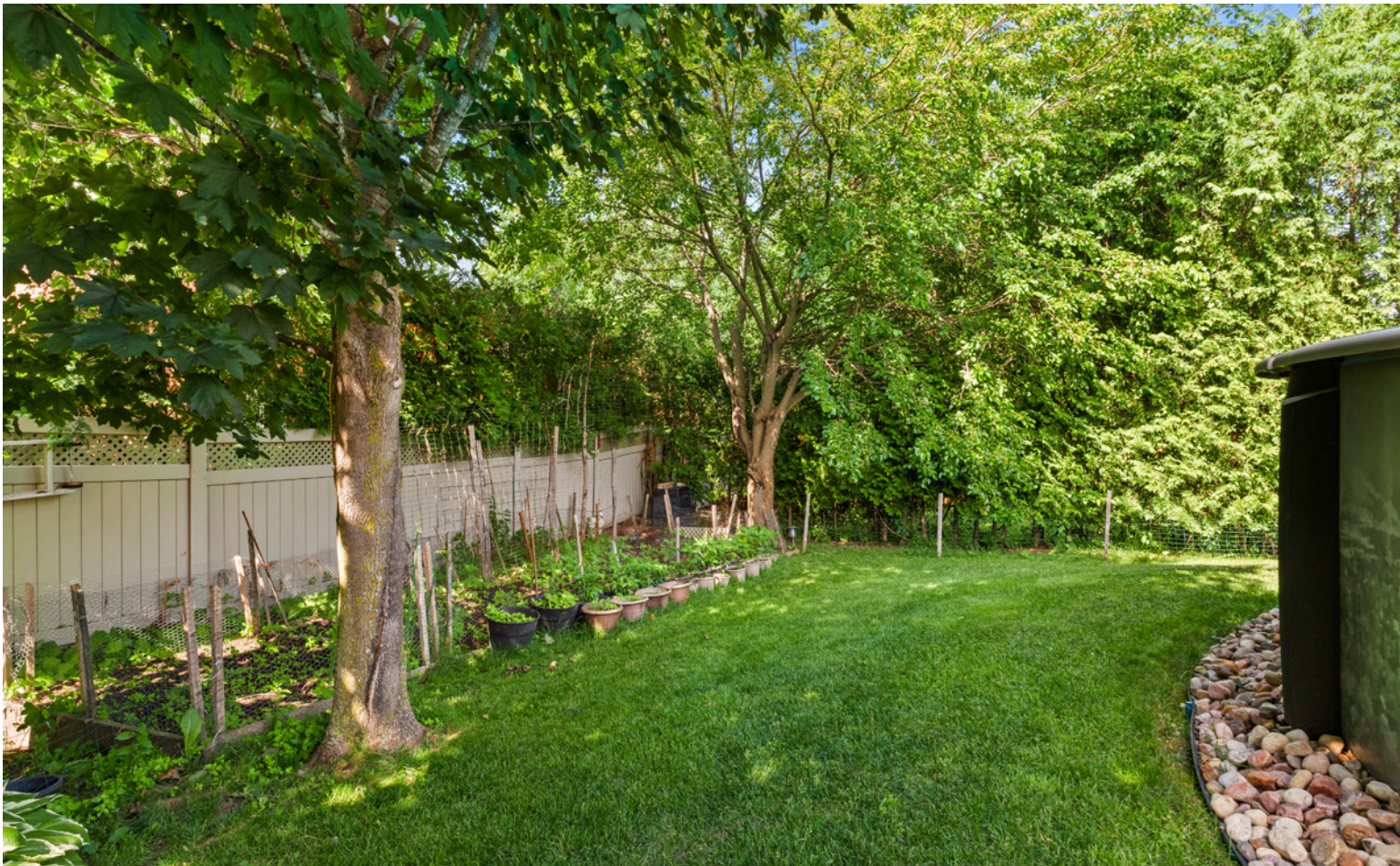






Recreation Room
and Bathroom





Property Dimensions

Main Floor

Foyer 5'3" x 13'10"
 Living Room 11'6" x 15'5"
 Dining Area 17'9" x 11'4"
 Kitchen 9'11" x 15'1"
 Breakfast Nook 7'9" x 15'1"
 Family Room 15'7" x 15'11"
 Bathroom 4'10" x 5'2"

Second Level

Primary Bedroom 17'4" x 13'2"
 W.I.C. 7'1" x 5'0"
 Primary Bathroom 10'4" x 10'9"
 Bedroom 11'3" x 11'0"
 Bedroom 11'6" x 14'7"
 Bedroom 15'8" x 13'2"
 Bathroom 7'8" x 7'3"

Lower Level

Recreation Room 31'4" x 18'7"
 Bathroom 5'1" x 6'3"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

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

It's All In The Details

Bedrooms: 4

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Barrhaven

Lot Size: 50.79 ft x 133.63 ft (Irregular)

Taxes/Year: \$5,949.04 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro: \$1,576.04 per year.

Approximate Gas: \$1,520.49 per year.

Approximate Water & Sewer: \$1,397.61 per year.

Inclusions:

Stove (but not the one on site), refrigerator, dishwasher, hood fan, washer, dryer, auto garage door opener with 2 remotes, central vac with hoses & accessories, floating shelves, alarm system, Pool accessories, basement fridge (as-is), hot water tank, 10x8 aluminum shed. Awning over patio doors.

Note: The stove currently onsite is excluded; a similar model will be installed prior to possession.

Exclusions:

Outdoor large plastic Rubbermaid shed, and outdoor plastic Jardin shed.

Rental Equipment:

None.

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.

The Wright Team

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

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