

FOR SALE



Wright
The **Team**

97Lloydalex.com

97 Lloydalex Crescent

🏠 3 BEDS | 🚿 3 BATHS



STITTSVILLE

Move-in ready, this inviting bungalow features a thoughtfully designed layout that maximizes space and natural light. Situated in the family-friendly neighbourhood of Stittsville North, the home is close to local conveniences and offers quick access to the highway corridor.

A charming front porch sets the stage for the home, leading to a bright, open main level with oak hardwood floors throughout. Cathedral ceilings and arched windows fill the space with natural light and architectural character, while the living and dining areas are anchored by a three-sided natural gas fireplace.

The eat-in kitchen offers generous space, featuring stainless steel appliances, a peninsula for extra prep space, and a patio door opening to the backyard.

The main level includes three bedrooms, highlighted by the primary suite with a walk-in closet and a four-piece ensuite with separate shower and relaxing bathtub.

The finished lower level offers additional living space, highlighting a large recreation room with an electric fireplace and a convenient powder room.

Outside, the backyard is designed for relaxation and entertaining, with a deck, a PVC fence, tiered landscaping framed by emerald cedars, and an armour stone retaining wall.

Entry, Living Room, Dining Room & Kitchen





Key Updates & Points to Note

- Natural gas furnace (2024).
- Maintenance-free vinyl fence (2021).
- Roof (2019).
- Central air conditioner (2010).
- Rough-in for central vacuum.
- Built-in speakers and home theatre system.
- Open concept layout.
- Cathedral ceilings.
- Hardwood flooring throughout the main level.
- Laminate flooring in the basement.
- Basement bathroom rough-in with space for shower or tub.
- Cold storage in the basement.



Property Dimensions

Main Floor

Foyer 8'1" x 8'5"
Living Room 11'0" x 16'6"
Dining Area 10'10" x 11'10"
Kitchen 11'3" x 14'9"
Primary Bedroom 15'3" x 17'0"
Primary Bathroom 9'5" x 8'7"
W.I.C. 3'9" x 5'10"
Bedroom 9'8" x 14'9"
Bedroom 8'5" x 14'9"
Bathroom 7'8" x 7'9"
Laundry 4'11" x 8'1"

Lower Level

Recreation Room 37'3" x 15'10"
Bathroom 8'1" x 6'4"
Cold Storage 9'11" x 4'1"





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: 3

Bathrooms: 3

Property Type: Bungalow

Neighbourhood: Stittsville

Lot Size: 49.95 ft x 98.29 ft

Taxes/Year: \$5,409.10/ 2025

Heating: Forced Air, Natural Gas

Inclusions:

Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All bathroom mirrors, all light fixtures, all window coverings, 2 power garage remotes, gray shed, deep freezer, pool table & accessories, basement sound system (TV, shelving, speakers & equipment). Hot water tank.

Exclusions:

Mini fridge and wine fridge in basement.

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.

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