

FOR SALE



The Wright Team

217Melrose.com

217 Melrose Avenue South

🏠 6 BEDS | 🛁 5 BATHS



OTTAWA - CIVIC HOSPITAL AND AREA

This beautifully designed circa 1920s Tudor-style home blends timeless character with thoughtful updates in an exceptional location. Situated near the Civic Hospital, parks, cycling paths, and the Central Experimental Farm, the property offers the convenience of urban living while enjoying the privacy and charm of a mature residential setting.

A classic centre hall plan welcomes you inside, where rich woodwork, hardwood flooring, elegant mouldings, decorative glass details, and French doors reflect the craftsmanship and architectural character of the era.

The updated kitchen features white cabinetry, a centre island, ample storage and preparation space, and a breakfast nook overlooking the backyard.

The second floor offers three well-proportioned bedrooms. Occupying the third level, the private primary suite features a sitting room, walk-in closet, and ensuite bathroom.

The lower level extends the living space with a recreation room and two additional bedrooms, providing flexibility for family living, guests, or a home office.

Surrounded by mature landscaping, the exterior offers excellent curb appeal with perennial gardens, mature trees, a private backyard with deck, interlock driveway, driveway parking, and a double garage. Convenient access is available through both the front and side entrances.

Den, Living
Room and
Dining Room





Key Updates & Points to Note

- Roof replaced in 2025.
- Eavestroughs equipped with gutter guards.
- One wood-burning fireplace.
- Radiator heating and heat pumps for cooling, with units located on the main floor, primary bedroom, room over garage, third floor bedroom.
- Second floor laundry amenities.
- Partially finished lower level.

Kitchen,
Bedroom and
Bathroom



Bedrooms and
Sitting Room





Recreation Room
and Bedrooms





Property Dimensions

Main Floor

Foyer 6'7" x 4'0"
Den / Flex Room 9'10" x 8'9"
Living Room 17'9" x 19'4"
Dining Room 14'7" x 12'4"
Kitchen 16'10" x 11'3"
Breakfast Nook 6'11" x 6'9"
Bathroom 7'10" x 3'3"
Entry 3'0" x 4'4"

Second Level

Bedroom 13'5" x 13'8"
Bedroom 11'0" x 11'3"
Bedroom 14'7" x 16'0"
W.I.C. 7'4" x 10'11"
Bathroom 9'7" x 13'7"
Bathroom 6'5" x 6'10"
W.I.C. 14'3" x 6'7"

Third Level

Bedroom 17'1" x 11'7"
W.I.C. 5'8" x 8'11"
Sitting Room 10'6" x 10'2"
Bathroom 5'8" x 6'3"

Lower Level

Recreation Room 24'7" x 19'1"
Bedroom 15'1" x 10'9"
Bedroom 10'4" x 18'11"
Bathroom 4'7" x 5'0"





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: 6

Bathrooms: 5

Property Type: Three-Storey

Neighbourhood: Ottawa - Civic Hospital and Area

Lot Size: 100.00 ft x 87.17 ft

Taxes/Year: \$15,443.68 / 2026

Heating: Radiator heating and heat pumps for cooling

Inclusions:
Gas range. Dishwasher. Fridge/freezer. Microwave. Garage door opener. All light fixtures. Blinds, window coverings. Boiler. Irrigation system. A/C heat pump. Two heat pumps and four heads. Bathroom mirrors. Washer. Dryer.

Exclusions:
None

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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ROYAL LEPAGE
Team Realty
Independently Owned and Operated Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"