

FOR SALE



The Wright Team

634Elgin.com

634 Elgin Street

3 BEDS | 2 BATHS



MERRICKVILLE

Opportunity awaits in the heart of Merrickville. Located just moments from local shops, restaurants, the Rideau Canal, and the charm of this picturesque village, this property offers an excellent opportunity for first-time buyers, investors, or those seeking small-town living.

The two-storey home features a functional floor plan with three bedrooms and two bathrooms, including a main floor primary bedroom with a walk-in closet and an ensuite bathroom. Neutral finishes throughout the home create a welcoming atmosphere and allow buyers to make the space their own over time.

Outside, the spacious backyard is surrounded by mature trees and hedges, providing privacy and plenty of space to enjoy the outdoors. A patio offers the perfect spot to relax, while surface parking, municipal water, and municipal sewer services add everyday convenience.

Living Room and
Kitchen





Key Points to Note

- Addition of a primary bedroom and ensuite bathroom.
- Basement crawl space.
- Second floor laundry amenities.
- Estate sale, no warranties provided or implied.



Primary Suite,
Bathroom and
Additional
Bedrooms





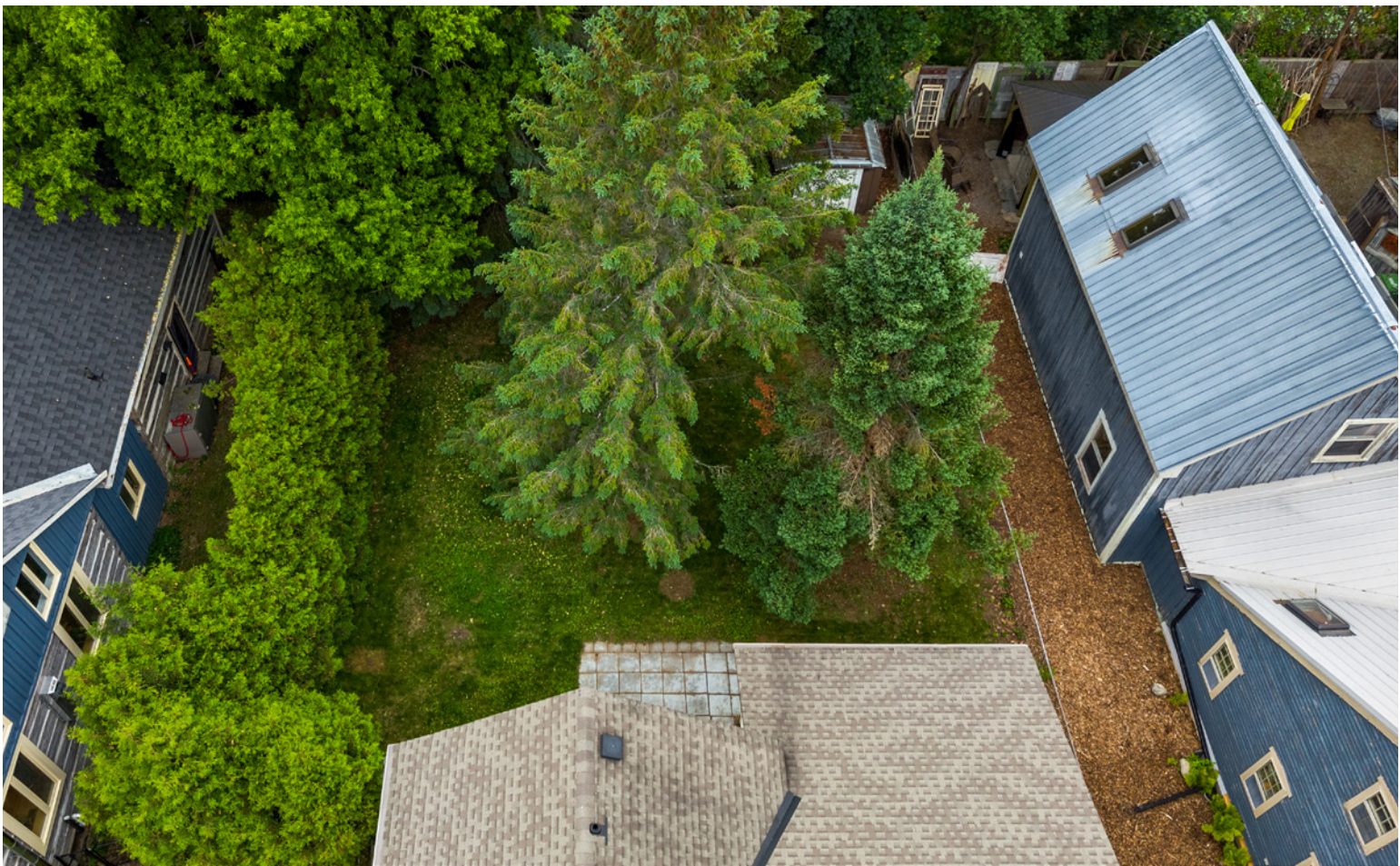
Property Dimensions

Main Floor

Living Room 25'3" x 10'8"
 Kitchen 23'4" x 13'10"
 Bedroom 14'10" x 19'10"
 W.I.C. 8'0" x 13'6"
 Bathroom 6'11" x 9'3"

Second Level

Bedroom 7'0" x 12'8"
 Bedroom 7'0" x 13'8"
 Bathroom 9'0" x 9'7"
 Laundry 5'3" x 6'5"





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: 2

Property Type: Two-Storey

Neighbourhood: Merrickville

Lot Size: 52.67 ft. x 120.03 ft (Irregular)

Taxes/Year: \$2,833.09 /2025

Heating: Electric baseboard

Inclusions:

Fridge. Stove. Microwave. Washer. Dryer. 3 Air conditioners. All light fixtures. Hot Water Tank. Shed. All items included in as-is condition.

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.

The Wright Team

P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

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. "Realtors", "Broker"