

FOR SALE



The Wright Team

1037Eider.com

1037 Eider Street

🏠 3 BEDS | 🛀 3 BATHS



RIVERSIDE SOUTH

Situated in the desirable community of Riverside South, this beautifully presented end-unit townhome is conveniently located close to parks, schools, transit and everyday amenities. Offering three bedrooms, three bathrooms and a finished lower level, the home features bright, contemporary living spaces throughout.

The open-concept main level is complemented by oak hardwood flooring and an abundance of natural light. The stylish kitchen features maple cabinetry, quartz countertops, a subway tile backsplash, stainless steel appliances and a large centre island with seating. An adjoining dining area flows into the inviting living room, highlighted by a modern linear fireplace and large windows overlooking the backyard.

Upstairs, the primary bedroom features a walk-in closet and ensuite with a double vanity, glass-enclosed shower and separate bathtub. Two additional bedrooms and a family bathroom complete the second level.

The finished lower level provides a generous recreation room with plenty of flexibility for additional living space. Outside, the end-unit setting is complemented by a premium lot that provides additional outdoor space.

Dining Area,
Kitchen and
Living Room





Key Updates & Points to Note

- Conveniently located near the amenities of both Riverside South and Barrhaven.
- HN Homes Lynwood end-unit townhome.
- Premium lot, with a lot premium paid to the builder.
- Oak hardwood flooring.
- Oak hardwood staircase and handrails.
- Smooth-finished ceilings throughout.
- Kitchen with stone countertops, maple cabinetry, 41-inch upper cabinets, a pot drawer, under-counter microwave cabinet, premium cabinet hardware and soft-close hinges.
- Natural gas fireplace.
- Second-level loft area.
- Finished lower-level recreation room.



Primary Suite,
Ensuite and
Additional
Bedrooms





Property Dimensions

Main Floor

Foyer 8'10" x 13'10"
Living Room 12'9" x 14'7"
Dining Area 9'2" x 16'6"
Kitchen 9'4" x 16'8"
Bathroom 4'4" x 5'1"

Second Level

Primary Bedroom 12'5" x 16'4"
Primary Bathroom 6'2" x 14'9"
W.I.C. 6'10" x 7'5"
Bedroom 9'2" x 13'10"
Bedroom 9'0" x 12'9"
Bathroom 6'2" x 8'2"
Laundry 6'10" x 6'4"

Lower Level

Recreation Room 18'6" x 31'3"
Storage 8'5" x 5'5"

Storage 8'1" x 20'1"
Utility 10'0" x 6'1"





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: Townhome

Neighbourhood: Riverside South

Lot Size: 25.62 ft x 111.42 ft

Taxes/Year: \$5,139.31 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense:
\$1,282.20 (12-month total)

Approximate Gas Expense: \$860.87
(12-month total)

Inclusions:

Refrigerator, stove, dishwasher, hood fan, microwave, washer, dryer, garage door opener and remotes, blinds, and curtain rods.

Exclusions:

None.

Rental Equipment:

Hot water tank (rental – approximately \$64.46/month).

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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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. "Realtor", "Broker"