

2022-03-05

146 BALMORAL PLACE, Ottawa K1H 5E5

ML#: 1277704

## New Listing!



**Status:** Active  
**Dist/Neigh:** 3603- Faircrest Heights  
**Municipality:**  
**Neigh Name:** Faircrest Heights  
**Lot Size:** 79.9' x 104.14'  
**Zoning:** RESIDENTIAL - Residential First  
**Zoning Desc:** Density (R1)  
R1GG  
**Legal Desc:** LT 3, PL 563 ; S/T OT5937 OTTAWA/GLOUCESTER

**List Price:** \$910,000  
**Sub Type:** Residential  
**Fronting:** South  
**# Acres:**  
**SqFt:**  
**Seasonal:**

## Directions/Remarks

**Directions:** From intersection of Alta Vista Drive and Smyth Road, proceed south to first right (Roger Road), west to first right (Logan Ave), north to second left (Balmoral Pl), west to 7th house on the left.  
**Public Remarks:** \*DUE TO ENVIRONMENT CANADA'S WEATHER ADVISORY, OPEN HOUSE CANCELLED\* Move in ready! One of the quietest and most sought-after streets in Faircrest Heights. Nestled amongst some of the nicest homes in Alta Vista, this recently upgraded bungalow with 3 generously sized bedrooms / 2 full baths shows real pride of ownership! Large 23' living room with high ceiling and stone natural-gas fireplace. Gleaming hardwood floors. Toast your toes on radiant-heated bathroom floor. Long list of recent upgrades available, includes new roof, most windows, kitchen, bathrooms, furnace & AC. Large fenced-in south-facing backyard provides ideal setting for an enjoyable family lifestyle. Feels like country living, yet only a ten minute drive to downtown, Rideau Centre and Byward Market. Walking distance to 3 hospitals (General, Riverside & CHEO), Lansdowne Park and Pleasant Park Bus Rapid Transit Station for a quick connection to the LRT. Offers presented at 4:00 pm Monday March 7th, no pre-emptive offers.

## Property Information

|                          |   |               |                    |                       |                 |                     |     |
|--------------------------|---|---------------|--------------------|-----------------------|-----------------|---------------------|-----|
| <b>Style:</b>            | Detached  | <b>Type:</b>  | Bungalow(1 Storey) | <b>Total Beds:</b>    | 3               | <b>Total Baths:</b> | 2   |
| <b>Builder:</b>          |   | <b>Model:</b> |                    | <b>Beds AG:</b>       | 3               | <b>FB/PR Bths:</b>  | 2/0 |
| <b>Year Built:</b>       | 1954/Approx   | <b>#Gar:</b>  | 1                  | <b>Beds BG:</b>       | 0               | <b>Ensuites:</b>    | 0   |
| <b>Parking Desc:</b>     | 1 Garage Attached                                     |               |                    | <b>#Cover:</b>        | 0               | <b>Total Park:</b>  | 3   |
| <b>Heat Desc:</b>        | Forced Air  |               |                    | <b>Heat Fuel:</b>     | Natural Gas     |                     |     |
| <b>Air Conditioning:</b> | Central   |               |                    | <b>Roof:</b>          |                 | <b>FP Fuel:</b>     | Gas |
| <b>Water Supply:</b>     | Municipal   |               |                    | <b># FP:</b>          |                 |                     |     |
| <b>Exterior Finish:</b>  | Stone, Wood   |               |                    | <b>Sewer:</b>         | Sewer Connected |                     |     |
| <b>Foundation:</b>       | Block   |               |                    | <b>Construction:</b>  | Frame           |                     |     |
| <b>Basement Desc:</b>    | Full  |               |                    | <b>Basement Dev:</b>  | Partly Finished |                     |     |
| <b>Floor Covering:</b>   | Hardwood, Mixed                                       |               |                    | <b>Fire Retrofit:</b> | N/A             |                     |     |
| <b>Appliances Incl:</b>  | Built-In Oven, Cooktop, Dishwasher, Refrigerator      |               |                    |                       |                 |                     |     |
| <b>Feat/Equip Incl:</b>  | Auto Garage Door Opener                               |               |                    |                       |                 |                     |     |
| <b>Site Influences:</b>  | Family Oriented, Fenced Yard                          |               |                    |                       |                 |                     |     |
| <b>Neigh Influences:</b> | Playground Nearby, Recreation Nearby, Shopping Nearby |               |                    |                       |                 |                     |     |
| <b>Rental Equip:</b>     | N/A   |               |                    |                       |                 |                     |     |

## Room Information

| Rm Type | Level | Dimensions       | Rm Type | Level | Dimensions      | Rm Type | Level | Dimensions       | Rm Type | Level | Dimensions      |
|---------|-------|------------------|---------|-------|-----------------|---------|-------|------------------|---------|-------|-----------------|
| LIVRM   | Main  | 23' 4" x 13' 10" | DINRM   | Main  | 12' 5" x 11' 9" | KITCH   | Main  | 15' 4" x 9' 2"   | SUNRM   | Main  | 12' 6" x 9' 4"  |
| MBED    | Main  | 15' x 12' 5"     | BEDRM   | Main  | 13' 4" x 11' 4" | BEDRM   | Main  | 12' 3" x 9' 5"   | BATH4   | Main  | 12' 5" x 5' 10" |
| RECRM   | Bsmt  | 19' 3" x 11' 2"  | BATH3   | Bsmt  | 8' 2" x 5' 3"   | STORE   | Bsmt  | 17' 10" x 13' 4" |         |       |                 |

## Other Property Information

**Assoc/POTL Fee:** \$0  
**Fee Freq:** N/A  
**Multimedia URL:** <https://my.matterport.com/show/?m=79bY2cLKmmA>  
**Alt Feature Sheet:** <https://www.youtube.com/watch?v=-NdbpYUmESM>  
**Addl Images URL:** <https://faircrestheights.ca/146-balmoral-place>  
**Taxes/Yr:** \$6,692.00/2021  
**Assmt/Yr:**  
**Survey/Yr:**

## Office Information

**List Office #1:** EXP REALTY, Brokerage

## Conditional/Sold/Other Information

|             |   |            |  |            |
|-------------|---|------------|--|------------|
| <b>FD:</b>  |   | <b>PR:</b> |  | <b>CD:</b> |
| <b>DOM:</b> | 4 | <b>SD:</b> |  | <b>SP:</b> |
| <b>SRD:</b> |   |            |  |            |

All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 03/05/2022 4:17:19 PM

## Search Criteria

This search was narrowed to a specific set of Listings.  
 Property Type is 'Residential'  
 Selected 1 of 1 result.