



1394 MICMAC ST.



BEDROOMS
3

BATHROOMS
3

PARKING
4

Welcome to 1394 Micmac Street, a beautifully updated two-storey home nestled in the highly sought-after, family-friendly community of Applewood Acres in Alta Vista. This charming residence features three spacious bedrooms and three bathrooms, showcasing a functional open-concept layout with gleaming hardwood floors throughout the main level. The modern kitchen is equipped with a breakfast bar island and stainless steel appliances, flowing seamlessly into a bright living room anchored by a cozy electric fireplace.

Upstairs, you'll find three generously sized bedrooms and a fully renovated and sparkling 5-piece bathroom. The fully finished basement offers a versatile family room, warmed by a second electric fireplace, along with a full bathroom and laundry room-ideal for family living or accommodating guests.

Step outside to enjoy the enclosed backyard, a private oasis perfect for relaxation and entertaining. The professionally landscaped yard includes a large 25x20 interlock patio and deck, complemented by a natural gas hookup, retractable awning and secure steel gate, providing ample space for outdoor living and gatherings.

Additional updates include foundation waterproofing, an electrical panel with surge protection, a detached garage with an automatic door and updated electrical system, T-Rex gutters, and a newer roof. Situated on a quiet, family-oriented street, this home is just steps away from parks, schools, walking trails and convenient retail options at Blue Heron Mall and Billings Bridge Plaza.



PROPERTY TAXES
\$ 6,197 - 2024

AVERAGE COSTS
gas: \$65/mo
hydro: \$120/mo
water: \$70/mo

RENTAL EQUIPMENT
none

INCLUSIONS
refrigerator, microwave, range,
dishwasher, window coverings, furnace,
hot water tank, automatic garage opener,
Nest doorbell, washing machine, dryer,
IKEA Pax wardrobe in the second front
bedroom, backyard gazebo, play structure

EXCLUSIONS
none



PROPERTY UPDATES

2018

- Exterior waterproofing of cold-storage room
- Re-parging of foundation
- Interlock front patio & soldier-course on driveway
- New T-Rex gutters on house & fascia extension

2019

- Garage:
 - new roof
 - T-Rex gutters
 - electrical (interior & exterior, and whole-home surge protector)
 - automatic garage door

2021

- New premium grade pressure treated wood fence & gate

2022

- Backyard:
 - 25x20 interlock backyard patio deck
 - metal gate
 - regrading
 - backyard drainage

2023

- Natural gas port for bbq and generator

2024

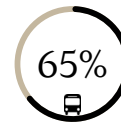
- Backyard retractable awning and steel awning



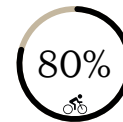
THE AREA Alta Vista



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Alta Vista is a charming residential neighbourhood in Ottawa, known for its family-friendly atmosphere and diverse housing options. The area features a mix of single-family detached homes, semi-detached houses and townhomes with architectural styles ranging from older two-storey dwellings to modern infill homes. Many of these homes are set on large lots with mature trees, contributing to the neighbourhood's tranquil suburban ambiance.

Located just south of downtown Ottawa, Alta Vista offers residents the best of both worlds: a peaceful community with easy access to urban amenities. The neighbourhood is well-equipped with schools, community centres, and shopping options like the Billings Bridge Shopping Centre and Elmvale Shopping Centre. Residents also enjoy a variety of dining experiences, from local eateries to international cuisine.

One of the main attractions of Alta Vista is its abundance of green spaces and parks, providing ample opportunities for outdoor activities year-round. The Rideau River Eastern Pathway and Heron Green Space Corridor offer scenic trails for walking, cycling and cross-country skiing.

The community spirit and safety in Alta Vista make it an ideal choice for families and those seeking a welcoming environment and its proximity to downtown Ottawa ensures that entertainment options are just a short trip away.



SCHOOLS

- ALTA VISTA P.S.
- L.É.É.P. MARIE-CURIE
- ST. PATRICK'S I.S. & H.S.
- RIDGEMONT H.S.
- BROOKFIELD H.S.
- L.É.S.C. FRANCO-CITÉ



RESTAURANTS

- STRAND SHAWARMA & CAFE
- THE BELMONT
- PATTY'S PUB
- TEN SUSHI
- PELICAN SEAFOOD MARKET & GRILL



ATTRACTIONS

- RIDEAU RIVER TRAIL
- BILLINGS BRIDGE SHOPPING CENTRE
- BILLINGS ESTATE HISTORIC SITE
- PLEASANT PARK TRANSIT STATION
- OTTAWA PUBLIC LIBRARY - ATA VISTA