



# 31 ASSINIBOINE DRIVE



BEDROOMS

5



BATHROOMS

2



PARKING

3



Welcome to 31 Assiniboine Drive, a spacious and inviting split-level home nestled in the friendly neighbourhood of Borden Farm. Perfectly positioned on the curve of a quiet tree-lined street, this well-maintained five bedroom home provides the flexibility for multigenerational or growing families in an unbeatable location.

Step inside to discover a bright, versatile layout filled with natural light. The main living area flows seamlessly into the dining space and functional kitchen, ideal for relaxed gatherings or daily family life. The kitchen's sweeping window with a view of the backyard and ample counter space make it the true hub of this home. Unwind in the three-season screened-in porch, the perfect spot for morning coffee or alfresco meals overlooking the expansive, private backyard.

On the upper level, three spacious bedrooms and a full bath offer closet space and privacy for everyone. The lower level features a three-piece bathroom, a bright primary bedroom and an additional bedroom that's ideal for a quiet home office or studio. The multi-level design ensures distinct zones for both quiet retreats and social moments. With five bedrooms in total, you'll have no shortage of space for a dedicated home office, hobby room or spare bedroom for visitors.

Location is everything, and 31 Assiniboine delivers—just steps from top-rated schools, neighbourhood parks, transit and everyday amenities. This beautiful home is ready to make new memories and meet your family's needs.



## DIMENSIONS

living room	19'2" x 11'8"
dining room	9'8" x 9'2"
kitchen	13' x 9'2"
primary bedroom	22'2" x 11'1"
bedroom	12'7" x 12'7"
3 piece bath	6' x 5'3"
bedroom	9'4" x 9'4"
bedroom	12' x 9'3"
bedroom	10'9" x 10'2"
4 piece bathroom	9'2" x 4'
recreation room	14'5" x 11'4"
furnace/laundry	19'9" x 11'10"
storage	7'9" x 4'3"
screened-in porch	13'7" x 10'4"

## PROPERTY TAXES

\$ 5,130.84 - 2024

## + INCLUSIONS

fridge, stove, dishwasher, microwave, window coverings, washer, dryer, wifi garage door opener

## - EXCLUSIONS

none

## RENTAL EQUIPMENT

hot water tank: \$31.69/mo



# THE AREA

## Borden Farm



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Borden Farm is a vibrant and mature neighbourhood in Ottawa's west end. Originally developed between the late 1960s and early 1970s on the site of the former Borden Dairy Farm, this area features predominantly single-family homes with spacious lots and mature trees. The neighbourhood also includes many newly renovated detached homes and townhomes.

Residents appreciate the accessibility to essential amenities such as schools, shopping centers and healthcare facilities. Shopping strips along Merivale Road and Viewmount Drive provide convenient access to local goods and services as well as a broad range of retail and restaurant chains. The community boasts four parks and is close to the Rideau River, offering scenic views and additional recreational opportunities.

Sitting approximately 13 kilometres from downtown Ottawa, Borden Farm provides a convenient commute for those working in the downtown core. The strong sense of community and well-maintained public spaces contribute to the high quality of life in Borden Farm, making it a popular place to live for families and professionals alike.



### SCHOOLS

- L.É.É.P. OMER-DESLAURIERS
- SIR WINSTON CHURCHILL P.S.
- FRANK RYAN C.I.
- MERIVALE I.S. & H.S.
- ELIZABETH WYN WOOD S.A.
- ST. PIUS X H.S.



### SHOPPING

- MERIVALE MALL
- VIEWMOUNT CENTRE
- COSTCO WHOLESALE
- RONA
- CANADIAN TIRE
- WINNERS



### RESTAURANTS

- THE HAPPY GREEK
- TAILGATORS
- WORLD BURGER
- RED LOBSTER
- MONTANA'S BBQ & BAR
- MADARIN RESTAURANT