



1278 CHEVERTON AVE.



BEDROOMS

3



BATHROOMS

2



PARKING

4



This beautifully renovated three-bedroom bungalow is tucked away on a quiet, tree-lined street in one of Alta Vista's most established neighbourhoods, just minutes from CHEO, the General Hospital, Train Yards and Billings Bridge Mall.

Thoughtfully updated between 2013 and 2014, the home was thoughtfully updated with quality finishes and functional improvements throughout. The bright, fully redesigned kitchen boasts quartz countertops, custom cabinetry, tiled flooring and stainless steel appliances. An airy, open-concept main level features refinished hardwood floors and a seamless flow between spaces, making it perfect for both everyday living and entertaining.

Three versatile bedrooms on the main floor provide endless possibilities for a cozy guest room, a home office, a fitness area or the luxury walk-in closet it currently offers. The main bathroom, fully rebuilt during the renovations, showcases a marble-inspired tub surround, a stylish vanity and a frosted glass block window that brings in natural light while preserving privacy.

A 400 square foot sunroom, integrated into the home's HVAC system, extends the living space and invites year-round enjoyment of the lush, private backyard. Enjoy the beauty of all the seasons while sitting comfortably inside. Downstairs, the fully finished basement includes a spacious recreation room, a second full bathroom, laundry and ample storage.

Exterior upgrades completed in 2014 include a new roof (covering the house, sunroom, garage and shed), updated vinyl siding and a custom shed with electrical power. Over 40 pallets of stone were thoughtfully laid for patios, steps and retaining walls, complemented by French drains for optimal drainage.

Set on a serene, family-friendly street, the property offers rare access to both tranquility and convenience sitting just steps from parks, schools, walking trails and retail at Blue Heron Mall and Billings Bridge.



DIMENSIONS

| | |
|----------------------|-----------------|
| living room | 12'10" x 12'3" |
| dining room | 10'8" x 9'10" |
| kitchen | 11'2" x 9'3" |
| primary bedroom | 11'2" x 10'9" |
| bedroom | 10'9" x 8'9" |
| bedroom | 8'9" x 8'5" |
| 4pc bathroom | 7'9" x 4'10" |
| recreation room | 27'7" x 16'2" |
| recreation room nook | 7'11" x 5'10" |
| laundry room | 12' x 5'6" |
| 3 piece bath | 11'07" x 11'04" |
| storage room | 12'2" x 10'9" |
| sunroom | 40'9" x 8'4" |

PROPERTY TAXES

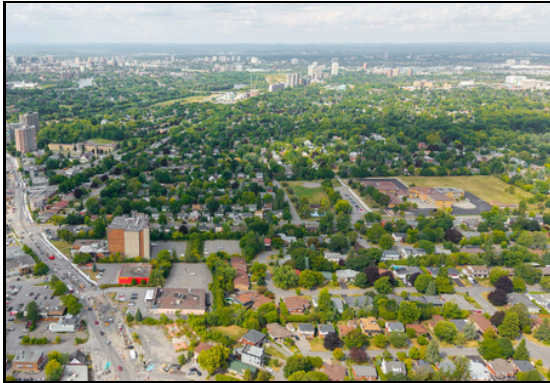
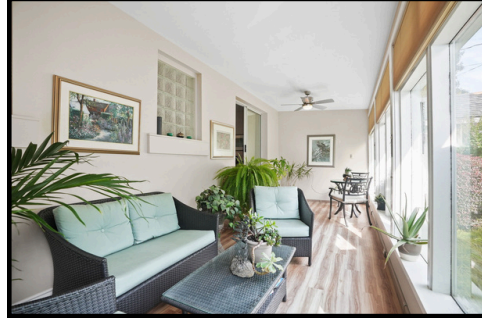
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INCLUSIONS

fridge, stove, dishwasher, washer, dryer, microwave, window coverings, wardrobe cabinets in 'closet bedroom', wardrobe closet in sunroom, all furniture and tropical plants in sunroom

EXCLUSIONS

none



THE AREA

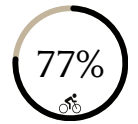
Alta Vista



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

ATTRACTIONS

- RIDEAU RIVER TRAIL
- BILLINGS BRIDGE SHOPPING CENTRE
- BILLINGS ESTATE HISTORIC SITE
- PLEASANT PARK TRANSIT STATION
- RA CENTRE

RESTAURANTS

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