



# 505 LYON ST. N



BEDROOMS

3



BATHROOMS

2



PARKING

3



This detached home is steeped in character, providing thoughtful updates and a highly functional layout without losing any of its original charm. Situated on a desirable corner lot with private outdoor space and parking for three vehicles, including an attached garage, it delivers both comfort and versatility in a truly enviable Centretown location.

The main floor is anchored by a generous central kitchen, seamlessly connecting the home's open living and dining spaces. At the front, a cozy living room with a gas fireplace welcomes you in, while at the back, the dining area opens through sliding doors to a side yard that's both private and inviting, perfect for dining and entertaining alfresco. A convenient three-piece bathroom completes the main level.

Upstairs, the second floor features three well-sized bedrooms and a full bathroom. The third level features a spacious loft with vaulted ceilings, providing a flexible retreat that can serve as a home office, creative studio, guest suite or additional living space. The unfinished basement offers ample storage and laundry.

The location is one of Ottawa's most popular; just steps to Bank Street, Chinatown and only minutes to Hintonburg, you'll enjoy immediate access to shops, cafés, dining and transit. With all it has to offer, 505 Lyon St strikes the perfect balance between downtown vibrancy and the warmth and comfort of home.



## DIMENSIONS

living room	15'1" x 13'
dining room	11'1" x 9'10"
kitchen	14'10" x 9'6"
den	14'5" x 11'11"
3pc bath	9'11" x 4'5"
primary bedroom	17'7" x 9'3"
bedroom	11'9" x 7'5"
bedroom	11'10" x 9'10"
4pc bathroom	9' x 7'8"
loft	24'9" x 13'7"

## PROPERTY TAXES

\$ 4,186.65 - 2024

## INCLUSIONS

fridge, stove, dishwasher, washer, dryer, window blinds, all attached lighting fixtures

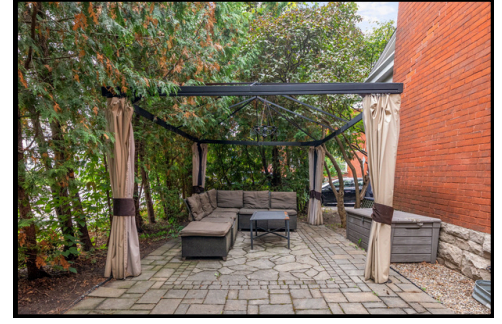
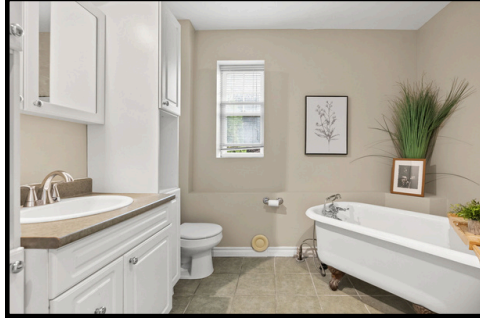
## EXCLUSIONS

all indoor and outdoor furnishings, table tennis table, dart board, air hockey game

## RENTAL EQUIPMENT

hot water tank: \$26.54/mo





# THE AREA

## Centretown



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Nestled at the heart of Ottawa, Centretown is a neighbourhood that effortlessly combines historic charm with a bustling urban atmosphere. From its picturesque streets lined with elegant Victorian homes to its vibrant cultural scene and proximity to major landmarks, Centretown offers a truly unique residential opportunity.

Centretown is known for its strong sense of community, where residents actively engage in neighbourhood events and initiatives. The Centretown Citizens Community Association plays a crucial role in fostering a close-knit community spirit. Whether it's a community cleanup, a street festival, or a local farmers market, there is always something happening that brings locals together.

Residents of this neighbourhood have it all; shopping, museums, nightlife, convenient access to the Rideau Canal, parks, schools, universities, government offices and hospitals. Although errands and outings can be done easily without a car in this area, with the 417 only minutes away and excellent public transit options, getting anywhere in the city is a breeze.



### RESTAURANTS

- WILF & ADA'S
- THE WHALESBONE
- CITY GOOSE
- FLORA HALL BREWING
- ARLINGTON FIVE
- MOO SHU ICE CREAM & KITCHEN



### ATTRACTIONS

- CANADIAN MUSEUM OF NATURE
- LANDSDOWNE PARK
- ABERDEEN PAVILLION
- PATTERSON'S CREEK PARK
- MCNABB RECREATION CENTRE



### SHOPPING

- LCBO
- LOBLAWS
- MASSINE'S INDEPENDENT GROCER
- SHOPPERS DRUG MART
- STAPLES
- HOME HARDWARE