



158 WOODPARK WAY



BEDROOMS

3



BATHROOMS

2



PARKING

3



Sitting on a quiet street in the heart of Barrhaven, this beautifully maintained home is ready to welcome your family. Bright and thoughtfully designed, the main level features an open-concept living and dining area with an airy layout that makes everyday living and entertaining effortless. A convenient powder room adds function, while the spacious kitchen offers generous counter space, ample cabinetry and a seamless walk-out to the back deck. With no rear neighbours, the private and fully fenced backyard is ideal for summer barbecues, playtime with kids or pets, or simply relaxing outdoors.

Upstairs, discover three bright bedrooms, including a generous primary suite with a cheater ensuite. The finished basement expands your living space with a sweeping recroom that can easily transform into a playroom, home office or movie room.

Perfectly situated near parks, playgrounds, quality schools and all of Barrhaven's amenities, 158 Woodpark Way offers exceptional value and a true sense of community. Whether you're a growing family or a first-time buyer, this inviting home delivers a family-friendly setting with the convenience of shops, transit and everyday essentials just moments away.

DIMENSIONS

| | |
|---------------------|----------------|
| living/dining room | 20'8" x 9'4" |
| kitchen | 17'3" x 7'5" |
| powder room | 7'11" x 2'11" |
| primary bedroom | 16'11" x 10'2" |
| 4pc cheater ensuite | 9' x 5'3" |
| bedroom | 15' x 8'3" |
| bedroom | 14'3" x 8'6" |
| recroom | 23'5" x 8'5" |
| storage room | 9'11" x 5'7" |
| utility room | 20' x 7'10" |

INCLUSIONS

fridge, dishwasher, stove, washer, dryer, window coverings, BBQ, security cameras, garage door opener, utility room storage cabinet

EXCLUSIONS

basement freezer

RENTAL EQUIPMENT

none

AVERAGE MONTHLY COSTS

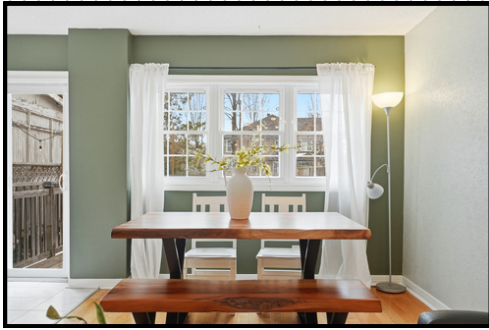
gas: \$70
hydro: \$100
water: \$65

PROPERTY TAXES

\$ 3,335.30 - 2025

LOT SIZE

18.60' x 110.6'



THE AREA

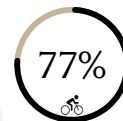
Barrhaven



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Barrhaven is a thriving neighbourhood in Ottawa, well-regarded for its family-oriented atmosphere, modern housing developments and strong sense of community. The area offers a wide variety of housing options, from single-family detached homes and townhouses to new-build condominiums, making it attractive to both young families and professionals. Many of the neighbourhood's homes feature contemporary designs, landscaped lots and proximity to parks and schools, contributing to Barrhaven's appeal as a convenient and welcoming place to live.

Located in Ottawa's southwest end, Barrhaven provides residents with a suburban lifestyle while maintaining excellent access to the city's urban core. The community is well-served by shopping centres such as Chapman Mills Marketplace and Costco Barrhaven, along with numerous grocery stores and local businesses. Dining options range from family-friendly restaurants to specialty cafés, ensuring plenty of variety close to home.

A defining feature of Barrhaven is its abundance of green spaces and recreational facilities. Parks, playgrounds and sports fields are woven into the community. With highly regarded schools, frequent OC Transpo routes and easy access to major commuting arteries, like Highway 416, Barrhaven combines convenience with a safe, family-focused environment.



SCHOOLS

- L.É.É.P. MICHAËLLE-JEAN
- ADRIENNE CLARKSON E.S.
- MONSIGNOR PAUL BAXTER E.S.
- ST. MOTHER TERESA H.S.
- LONGFIELDS DAVIDSON HEIGHTS S.S.
- L.É.S.C. PIERRE-SAVARD



SHOPPING

- WALMART SUPERCENTRE
- FARM BOY
- CANADIAN TIRE
- THE HOME DEPOT
- FOOD BASICS



RESTAURANTS

- GREENFIELD'S PUBLIC HOUSE
- THE JOLLY TAXPAYER BAR & GRILL
- HEART & CROWN BARRHAVEN
- BROWNS SOCIALHOUSE BARRHAVEN
- MAD RADISH

UPDATES

APPLIANCES & EQUIPMENT

- roof - 2009
- hot water tank (owned) - 2010
- furnace - 2014 (last maintenance visit: January 2026)
- new thermostat (Ecobee) - 2021/2022
- fridge (cafe brand) - 2023
- dishwasher (Maytag) - 2026
- electric stove range (Whirlpool) - 2026

APPLIANCES & EQUIPMENT

- new kitchen faucet - 2021
- new shower head & tub spout - 2021
- painting/wallpaper in nursery & IKEA PAX closet in primary bedroom - 2021
- new electrical outlets in common areas and nursery - 2022
- painting & IKEA PAX shelving in basement storage closet - 2022
- new flashing below sliding door & vent covers (done by High Level Exteriors - 2024
- custom entry closet built-in (by The Tailored Closet)- 2024
- new frost-free hose bib in garage (done by John the Plumber) - 2025

REPAIRS

- garage door opener electrical wiring - 2021
- new toilet flushing mechanisms - 2023
- repair of small area of roof (by SS Roofing) - 2025
 - this repair is anticipated to last at least 2-3 years
 - quote available for the permanent roof repair can only be completed in spring/summer/fall
 - invoice available

