



1396 MICMAC ST.



BEDROOMS

3



BATHROOMS

3



PARKING

3



A house with a story of care. 1396 Micmac street have been in multiple generations of the same family since it was built. 75 years of meticulous care and love has been shown to this home. Sitting on a block long street in a walkable part of Alta vista, we welcome you.

A major Oakwood renovation was completed in 2013 adding a front porch to enjoy the birds and flowers and with a morning coffee. The renovation also added an 2 car carport and a full sized foyer including a powder room. This 3 bedroom, 3 bathroom, 2 storey home has too many upgrades to list. Not only have the kitchen and bathrooms been updated but the roof and boiler are all recent as well. The main floor has good sized rooms and a functional layout plus the basement has been finished with a wood burning stove, perfect for the cozy winter nights.

This property's back yard is so inviting. The clever use of space allows for a pool whilst still having a vegetable garden, flowers garden, grassy lawn and a spacious deck. The tiered deck has enough room for multiple dining and lounge areas. The screened in porch is the perfect spot to enjoy and dinner through 3 seasons. The tinted Weather Walls are perfect to enjoy the outdoors with out bugs or the beating sun.

DIMENSIONS

living	18'5"	x	10'9"
dining room	13'9"	x	11'1"
kitchen	19'11"	x	10'1"
powder room	6'11"	x	3'7"
primary bedroom	18'3"	x	10'1"
bedroom	11'	x	10'3"
bedroom	11'1"	x	7'6"
5pc bath	6'7"	x	6'6"
recroom*	18'10"	x	17'11"
3pc bath & laundry	11'1"	x	9'3"
storage room	9'7"	x	9'7"
utility room*	27'5"	x	12'3"
sunroom	14'6"	x	8'3"

*irregular shape, measurements are approximate

INCLUSIONS

fridge, stove, dishwasher, microwave, window dressings, pool cover and equipment, all light fixtures, washer and dryer, tall brown cupboard in laundry room, tall white cupboard in workroom, shelving in storage room, living room mirror, small fixed cupboard in master bedroom, fireplace tools/equipment, rubber maid garbage storage

EXCLUSIONS

TVs

AVERAGE MONTHLY COSTS

gas: \$124.88
hydro: \$133.84
water: \$75.75

PROPERTY TAXES

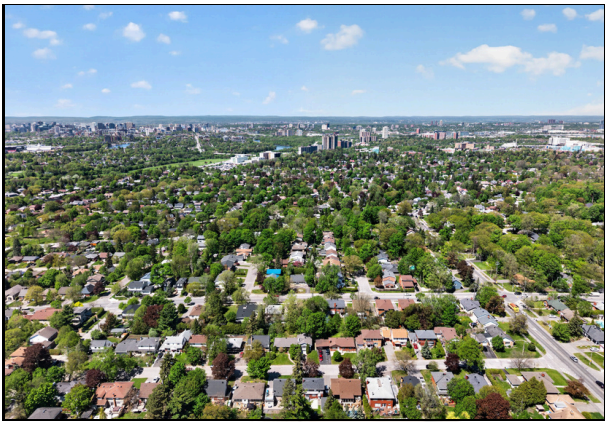
\$ 5,929.00 - 2025

RENTAL EQUIPMENT

hot water tank: \$37.98/mo

LOT SIZE

49.54' x 94.8'



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
- RA CENTRE