



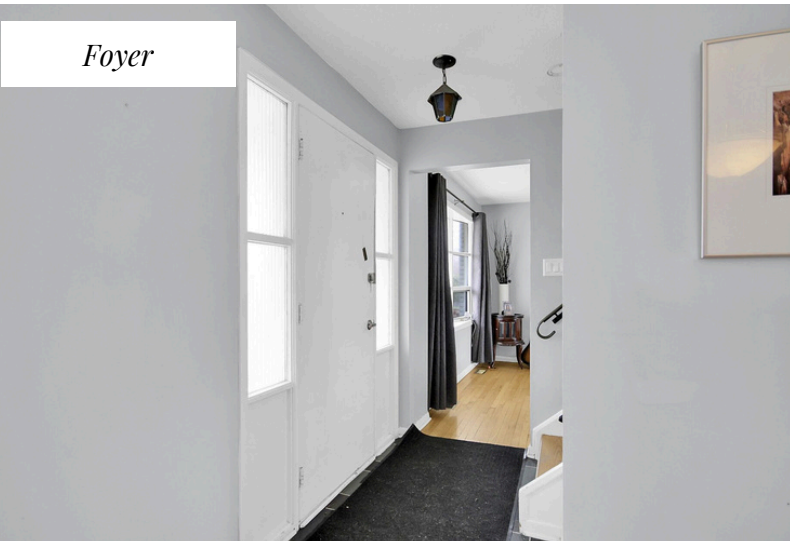
8 Aurora Crescent

\$679,900

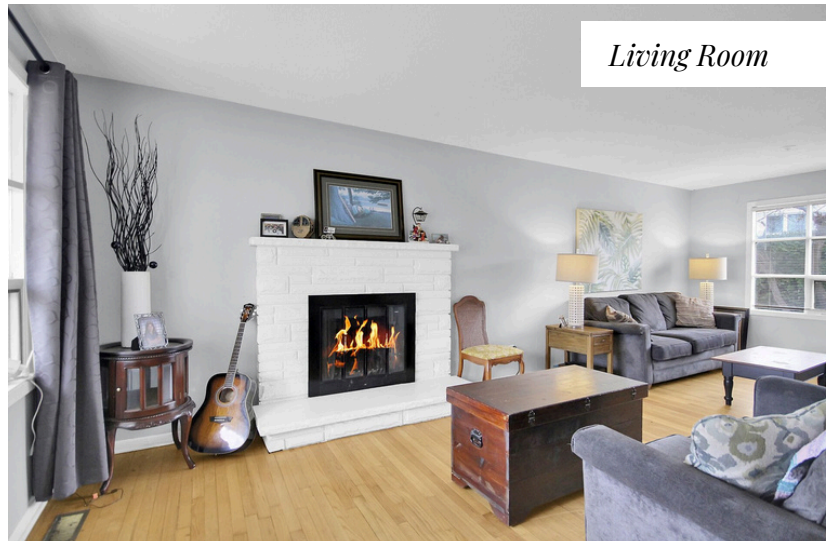
RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Information herein deemed reliable but not guaranteed.

Foyer



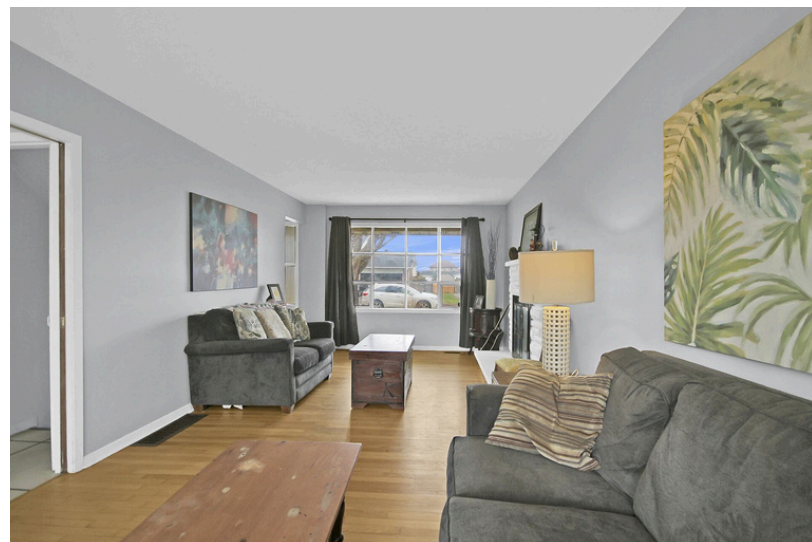
Living Room



Living Room



Living/Family Room



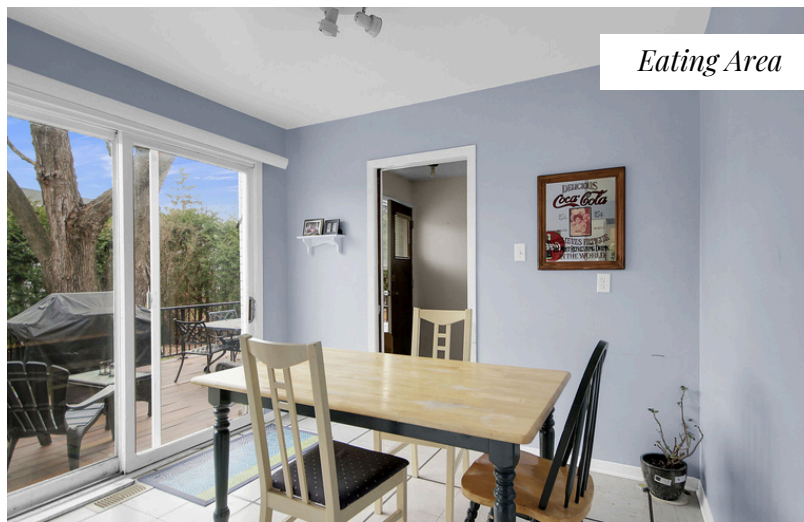
Kitchen



Kitchen



Eating Area



Home Details

Nestled on a serene crescent, this 4-bedroom home offers a unique blend of privacy and convenience. Set on an oversized irregular, hedged, and landscaped lot with southern exposure, the outdoor space is perfect for relaxation or entertaining. Inside, you'll find hardwood floors throughout both levels, spacious layout with Living room, Dining room, Family room and Eat-in Kitchen. The eat-in kitchen features a patio door that opens to the composite deck & private yard. A back door leads to the spacious mudroom & provides direct access to the single garage and 2pc bath. 4 spacious bedrooms on the upper level with ample closet space. The finished rec room is complete with built-in cupboards and shelves, offering ample storage. Located in a fantastic school district, this solid home awaits your personal touches to make it truly yours. TLC needed priced to allow for upgrades. Pre inspection on file. Don't miss the opportunity to live in this sought-after neighborhood! Offers will be reviewed on Dec 12, 2024. 24 hours on all offers as per form 244.

Information herein deemed reliable but not guaranteed.

Dining Room



Dining Room



Primary Bedroom



Room Sizes

Main Floor

Foyer - 6'4" x 4'0"
Kitchen - 9'9" x 8'4"
Dining Room - 13'8" x 11'0"
Mud Room - 7'7" x 7'6"

Living/Family Room - 23'10" x 10'10"
Eating Area - 9'9" x 9'6"
Powder Room - 7'7" x 3'0"

Second Level

Primary Bedroom - 14'4" x 11'8"
Bedroom #2 - 12'3" x 11'3"
Bedroom #3 - 10'11" x 10'2"

Bedroom #1 - 11'11" x 7'11"
Bathroom - 7'5" x 5'10"

Basement

Recreation Room - 18'7" x 13'9"
Laundry Room - 29'5" x 4'8"

Utility Room - 23'10" x 11'0"

Main Bathroom



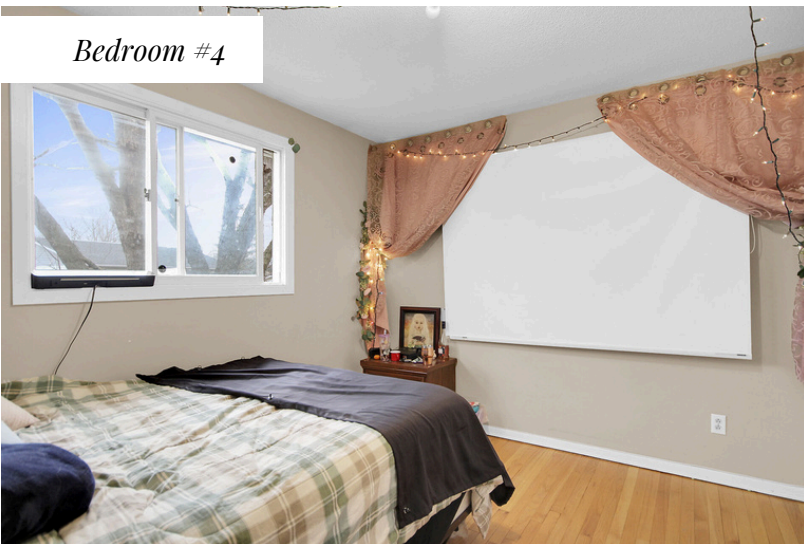
Bedroom #2



Bedroom #3



Bedroom #4



Recreation Room



Information herein deemed reliable but not guaranteed.

Home Details

Year Built: 1969 Approximately

Property Taxes: \$4855.83 2024

Legal Description: LOT 50, PLAN 506463 SUBJECT TO CR519967, CR522766 NEPEAN

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Hood fan, Washer, all window treatments, garage door opener & remote

Rental Equipment: Central Air 2022 & Furnace (2022), Hot Water Tank (2022). Seller will buy out rental furnace & Central air on closing.

Possession: TBA

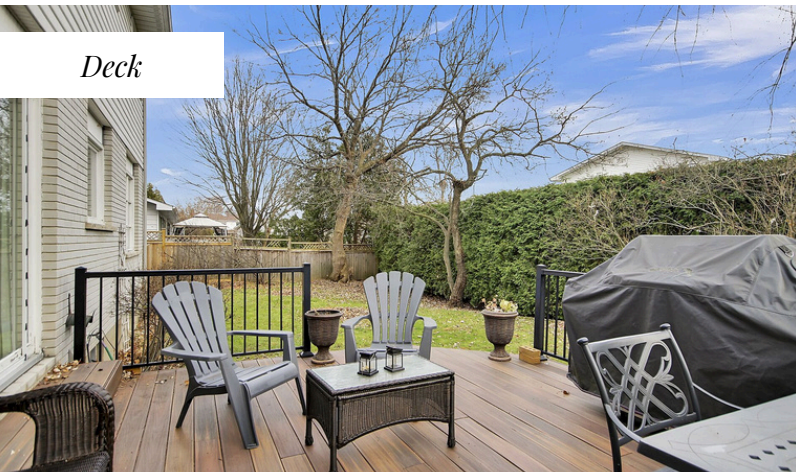
Back Yard



Back Yard



Deck



Joanne Goneau
Broker of Record/Owner
Phone: 613-851-5982

joanne@joannegoneau.com
www.ottawaproperties.com