

Hooper Group Realty  
Phone: 613-233-8080  
Mobile:  
Fax:  
Email: [hello@hooperrealty.ca](mailto:hello@hooperrealty.ca)  
Office: 613-233-8080

Hooper Group Realty  
Hooper Group Realty, Studio #2, 403 Bank Street  
Ottawa, ON  
K2P 1Y6

134 Primrose Avenue, Ottawa, ON, K1R 6M5, Canada

MLS®# X11958709



Property Value	\$898,800
Type	House
Style	2-Storey
Basement	Full (Unfinished)
Parking	Detached garage
Year Built	1900 (approx)
Taxes	\$6,446 (2024)
Lot Frontage	36.30 ft
Lot Depth	99 ft
Bedrooms	4
Bathrooms	1 full & 2 half

## Description

Wow! Much bigger than it looks. Fully renovated in 2024, this 2-storey, 4 bedroom family home has all the modern family conveniences. Main floor features a large front hall. The space is light and bright in decor while displaying some of the charming older home features like the large mouldings, baseboards, and original wood banister. New light oak engineered hardwood floors throughout. The spacious and open living/dining room has a convenient pass through to the kitchen. Large eat-in kitchen with new cabinets & pantry quartz counters, marble stone backsplash and new stainless steel appliances. Convenient side door mud entrance from the private driveway, main floor powder room. Second floor has 4 bedrooms and new bathroom, 4-piece and one 2-piece. Back bedroom has door to insulated 3 season room. Basement is great for storage. Large 36' x 99' lot with private driveway leading to a double car garage. Flat roof redone by Saunderson in 2018 using asphalt saturated protection board and 2 plies of modified bitumen roofing membrane. New heat pump in 2024, home rewired in 2024 and ESA certified. New water and sewer line connection in 2024 to city services. Great location between China Town and Little Italy in Lebreton Flats. Close to shopping LRT and Primrose Park. Easy to show and immediate occupancy. 24 hours irrevocable on all offers.



