

38 FALLENGALE CRESCENT

Ottawa, Ontario K2T 0K9

MLS®: 1411432



\$549,900 New Listing

Active

Style of Dwelling **Row Unit**

Bedrs Total **2**

Type of Dwelling **3 Storey**

Baths Total **3**



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I'm a spicy triple-stack home with three floors of fun and looking for a fun-loving new owner. My ideal match is a young Couple, singles of any age, or a sexy investor; I'm not too picky. I am a caring two-bedroom and three-bath home with class. My ample front side faces the sun in the morning. I have no rear yard but you can rock and roll in the nearby park if it suits you. My front is accentuated by a stimulating entertainment deck space on the second floor. I'm a relatively new home, so no cosmetic work is required. My rich hardwood floors, fancy tile, plush carpet and open-concept living keep me looking young. My two bedrooms are well-proportioned and fresh. My ensuite bath will keep you clean and will brighten your morning with a sunny attitude. My primary level is

well suited for a home work space. I'm fit, a non-smoker, and have taken good care of my exterior. Come over for a visit to see what I have to offer. 24-hour irrevocable is required on any offers.

About 38 FALLENGALE, Ottawa, Ontario K2T 0K9

Directions: From Hwy 417 and exit at Palladium Drive. Keep right on the offramp and follow to Huntmar. Take the third exit in the turning circle and stay on Huntmar to Paine Avenue. Right on Paine, Right on Brettonwood and Right on Fallengale Cres

General Description

Status	Active
ML Number	1411432
Property Sub Type	Residential
District/Neighbourhood #	9007- Kanata Lakes; Heritage Hills
Fronting On	Northeast
Lot Size	20.67 x 45.93
Zoning Designation	RES
Legal Description	PART OF BLOCK 132, PLAN 4M1535, PART 3 PLAN 4R29143 SUBJECT TO AN EASEMENT AS IN OC1684618 SUBJECT TO AN EASEMENT AS IN OC1684620 SUBJECT TO AN EASEMENT IN GROSS AS IN OC1684622 SUBJECT TO AN EASEMENT AS IN OC1685329 TOGETHER WITH AN EASEMENT OVER PART OF BLOCK 132, PLAN 4M1535, PARTS 1 AND 2, 4 TO 12 PLAN 4R29143 AS IN OC1744923 SUBJECT TO AN EASEMENT OVER PART 3 PLAN 4R29143 IN FAVOUR OF PART OF BLOCK 132, PLAN 4M1535, PARTS 1 AND 2, 4 TO 12 PLAN 4R29143 AS IN OC1744923 CITY OF OTTAWA

Interior Features

Style of Dwelling	Row Unit
Type of Dwelling	3 Storey
Bedrs Total	2
Bedrs Above Grade	2
Bedrs Below Grade	0
Baths Total	3
Baths Full	2
Baths Partial	1
Ensuite Baths	1
Basement Description	None
Basement Dev	None (No Basement)
Floor Coverings	Carpet Wall To Wall, Hardwood, Tile
Appliances Included	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove,

Rooms

Living Rm

Level 2nd
14'1" x 12'0"

Dining Rm

Level 2nd
13'0" x 9'3"

Kitchen

Level 2nd
10'4" x 10'0"

Bath 2-Piece

Level 2nd
6'9" x 2'9"

Primary Bedrm

Level 3rd
15'8" x 12'9"

Ensuite 4-Piece

Level 3rd
7'10" x 4'11"

Bedroom

Level 3rd
12'2" x 9'3"

Full Bath

Level 3rd
7'10" x 7'1"

Foyer

Level Main
13'4" x 7'5"

Den

Level Main
7'9" x 5'7"

Utility Rm

Level Main
9'9" x 9'1"

Exterior / Construction

Year Built	2015
Age Description	Approx
Parking Description	1 Garage Attached
Number of Garage Spaces	1
Number of Covered Spaces	0
Total Parking	3
Roofing Type	Asphalt Shingle
Exterior Finish	Brick, Vinyl
Foundation	Poured Concrete

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Site Influences	Balcony, Highway Access
Neighbourhood Influences	Cable Available, Golf Nearby, Playground Nearby, Shopping Nearby
Rental Equipment	Hot Water Heater

Utility Information

Heat Description	Forced Air
Heating Fuel	Natural Gas
Air Conditioning Description	Central
Water Supply	Municipal
Sewer Type	Sewer Connected
Fire Retrofit	N/A

Financial Information

Association/POTL Fee	0
Property Taxes	\$3,552
Property Tax Year	2024

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.

