

## Room Dimensions

### Main Floor

- Foyer (8'3" x 4'9")
- Living Room (15'9" x 11'8")
- Dining Room (14'8" x 9'8")
- Kitchen (14'11" x 8'7")
- Family Room (19'2" x 17'3")

### Second Floor

- Primary Bedroom (13'4" x 9'5")
- 4-Piece Ensuite Bathroom (11'5" x 5'2")
- Walk-In Closet
- Bedroom 2 (11'0" x 9'4")
- Bedroom 3 (11'0" x 9'2")
- 4-Piece Bathroom (7'7" x 5'10")

### Basement

- Office (10'9" x 10'5")
- Bedroom 4 (14'8" x 12'11")
- Exercise Room (10'10" x 6'9")
- Other Room (11'2" x 7'11")
- 3-Piece Bathroom (6'9" x 4'2")
- Laundry Room (6'5" x 5'10")

## Key Features & Upgrades

- Entire Laneway Repaved 2023
- Interior Stairway Carpeting 2023
- Entrances Upgraded 2023
- Interior of Home Painted 2023
- Side Entrance to Basement 2023
- New Furnace Installed 2021
- North Side Fence & Gate Redone 2018
- Garage Replaced with 3 Sheds 2018
- Front Entrance Doors Replaced 2015
- Windows Replaced 2015
- Front Patio & Fence 2010
- Ensuite Bathroom Added 2010
- Kitchen Redone 2010
- Back Deck Redone & Fences Replaced 2014
- Entire House Electrical Updated 2003
- Basement Completely Finished 2003
- Main Roof Approximately 5 Years Old
- Addition Roof 2023



58 Fulton Ave

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All dimensions are approximate.





**Quintessential Detached Family Home for Sale in Old Ottawa**

OTTAWA, ONTARIO  
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Quintessential detached family home on a perfectly located, family-friendly street half a block from the Canal! Huge main floor family room, separate formal living & dining rooms, 3 bedrooms, including primary with walk-in closet & ensuite, and 3 bathrooms. Finished basement with 4th bedroom/recreation room, full bath, office, laundry room, added spaces for exercise, built-in bookshelves, and loads of storage space. Basement also has handy separate entrance. Perfect for growing or extended family. Situated on a quiet street steps to Brewer Park, the Canal, Carleton U and full amenities on Bank Street in Old Ottawa South and the Glebe. Lace up your skates and head to the Canal or hop on your bike and onto the pathways along Ottawa's waterways. A much-loved, carefully maintained home on a family-friendly street!

**HEATING** Forced Air, Natural Gas  
**COOLING** Central Air Conditioning  
**POSSESSION** TBD

**INCLUSIONS** Dishwasher, Dryer, Washer, Stove, Wine Fridge, Refrigerator, Window Blinds, Light Fixtures, 2 Exterior Sheds,  
**EXCLUSIONS** N/A

**HYDRO** \$160/month (approx.)  
**HEAT** \$250/month (approx.)  
**WATER** \$150/month (approx.)  
**PROPERTY TAXES** \$7,746 (2022)