



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



2 Storey, Town Home Stacked Condo

Morgan's Grant

Welcome Home!

ATTENTION INVESTORS & FIRST-TIME HOME BUYERS! Welcome to this charming 2-bedroom, 2.5-bathroom upper-end unit in sought-after Morgan's Grant—just a short walk to Kanata's High Tech district! This bright and spacious home includes 2 separately owned parking spaces and an open-concept layout designed for modern living.

1122B Klondike Road

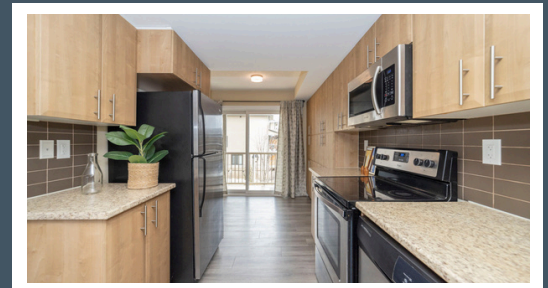
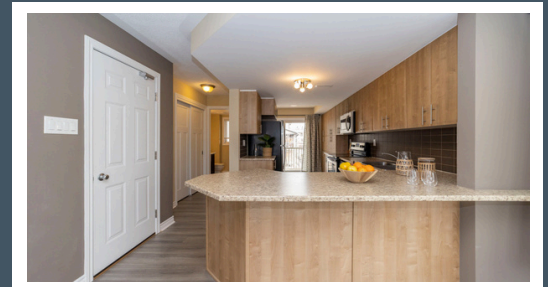
Morgan's Grant

About this Property

Enjoy the bright, open-concept main level with large windows and a kitchen featuring ample cabinetry, stainless steel appliances, and an eating area. Upstairs, two spacious bedrooms each have their own 3-piece ensuite, with laundry conveniently tucked between.

Awesome Features:

- ✓ Upper End Unit
- ✓ 2 Parking Spaces
- ✓ Floor to Ceiling cabinets in the Kitchen
- ✓ Main Level Carpet Free
- ✓ Open concept Main Level
- ✓ Large Windows for lots of Natural Light



Contact me for more information:
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www.hauschildgroup.com





1122B Klondike Road

Morgan's Grant

Builder
Minto

Year Built
~2013

Property Tax
~\$2,923.78/2024

Closing Date
Immediate or To Be Arranged

Rental Items
Tankless Hot Water Heater



Inclusions

Stove, microwave/hood fan, dryer, washer, refrigerator, dishwasher

Exclusions

Nil

Updates & Upgrades

- Shower unit, door ,flooring in primary bedroom ensuite

Tankless Water Heater

Furnace
~2015

A/C
~2015

Windows
~2013

Flooring
~2013

Roof
~2013

Stove
~2015

Fridge
~2015

Washer
~2021

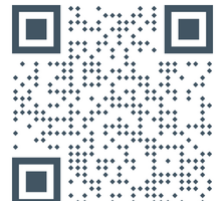
Dryer
~2021

Dishwasher
~2015

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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What's Nearby

Nearest Street Level Transit Stop

- Flamborough at Klondike - 1 minute walk

Safety Facilities with in 10.09 km

- Queensway Carleton Hospital - 3045 Baseline Road
- Fire Station - 1040 Riddell Drive
- Police Station - 1921 Provincial Police Lane

Parks and Recreation

Old March Town Hall Park

- 821 March Road - 1 minute walk

Weatherston Street Park

- 557 Weatherston Street - 2 minute walk

Gateshead Park

- 2 Spalding Avenue - 4 minute walk



Schools in the Area

Public Schools

- Jack Donohue PS | 101 Penrith Street
- Kanata Highlands PS | 425 Terry Fox Drive
- West Carleton SS | 3088 Dunrobin Road



Catholic Schools

- St. Isabel School | 785 Goulbourn Forced Road
- All Saints Catholic Intermediate School | 5115 Kanata Avenue
- All Saints Catholic High School | 5115 Kanata Avenue



French & French Catholic Schools

- ÉEP Grande-Ourse | 1385 Halton Terrace
- ÉESP Maurice-Lapointe | 17 Bridgestone Drive
- ÉEC Saint-Rémi | 100 Walden Drive

E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*

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