



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Detached 2-Storey Westboro

Featuring four bedrooms and four bathrooms—including a stunning loft retreat—this home blends formal and casual spaces with a Deslaurier kitchen, two gas fireplaces, hardwood throughout, and a beautifully landscaped, fully fenced backyard oasis. Nestled on a quiet tree-lined street, it's truly a getaway in the city.

603 Edison Avenue

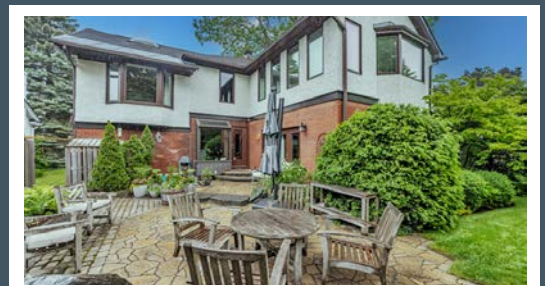
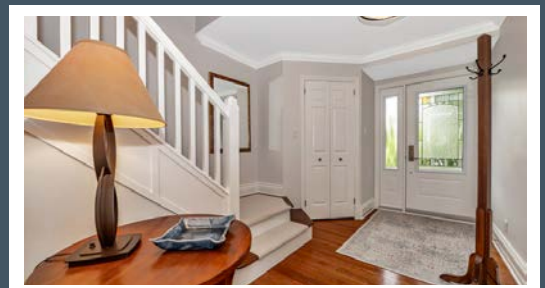
Westboro

About this Property

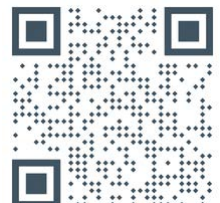
This elegant executive home in the heart of Westboro has been thoughtfully expanded and extensively updated to offer timeless charm, rich design, and flexible living spaces.

Awesome Features:

- ✓ 4 Beds | 4 Baths
- ✓ Deslaurier kitchen
- ✓ Expansive Primary Suite
- ✓ Private, Fenced Yard
- ✓ Loft Retreat (Bed # 4)
- ✓ Walkable to LRT, Trails & Shops



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Expanded Living Areas: The second owners extended the front of the home to enlarge the living room adding significant square footage and flow.

Elegant Dining Room : Spacious and bright—ideal for entertaining.



A thoughtful sunken family room, offers enhanced space and serene backyard views.

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



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Renovated in 2012, this high-end Deslaurier kitchen is the heart of the home, tailored for modern family living:

- Striking Blue Pearl granite countertops
- Floor-to-ceiling cabinetry and an island with built-in power

- Thoughtfully designed interior cabinetry for functional storage and organization
- Filtered water and instant hot water taps
- Stainless steel backsplash
- Garden door access to the backyard and patio



- Stainless steel appliances:
 - LG Fridge (2021)
 - GE Stove (2012)
 - Whirlpool Dishwasher (2020)
 - Panasonic Microwave/hood fan

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Expansive Primary Suite: This oversized haven boasts hardwood flooring and two cozy sitting areas, creating the perfect setting to relax and recharge.

The stunning ensuite bath (2020) featuring a separate soaker tub and walk-in shower, heated flooring, and a second hot water tank (discreetly located behind a panel in the closet).



Indulge in the soaker tub, perfectly positioned to capture peaceful backyard views—luxury and relaxation combined

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Loft/4th Bedroom: Located above the garage, this inspiring space offers vaulted ceilings, remote-controlled skylight cover, and a combination heating/cooling unit—a flexible and private space for guests or creative use.

Currently styled as a home office, this bedroom offers flexibility to suit your needs



Stylish main bath (2020) with heated flooring—offering modern comfort and timeless appeal

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Lot Measurements as per GeoWarehouse

Approx. 49.94' wide at front x 99.99'deep x 49.94 wide at rear



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603 Edison Avenue Westboro

Year Built
~1957

Closing Date
To Be Arranged

Property Tax
~\$12,109.08/2025

Monthly Subscription Items
Alliance Security
~\$32/month - Paid quarterly

Hydro
~\$225/month

Water/Sewer
~\$80/month

Gas
~\$125/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures (except those noted in exclusions), drapery tracks and rods, window blinds, TV wall brackets, garage door opener w/2 remotes, 2x hot water tanks, water purifier at kitchen sink (instant hot water), 5 ceiling fans, freezer in LL, LL built in shelving

Updates & Upgrades

- ~2011 - all hardwood including main stairs
- ~2012 - renovated kitchen with filtered water - instant hot, powder room, patio and rear gardens and 2 gas fireplaces
- ~2013 - enclosed back yard, gates with locks, 200 amp service, wired/plumbed for hot tub, added cap to rear wall
- ~2020 - renovated 2 full bathrooms upstairs - main and ensuite
- ~2021 - upgraded front door and side light
- ~2022 - added insulated garage door/remotes control unit
- ~2024 - renovated front gardens, all retaining walls and front garden irrigation system, full maintenance and painting of exterior stucco, all remaining wooden windows replaced (17 in all)

Hot Water Tank
~2017 & 2021

Furnace
~2010

A/C
~2010

Windows
~pre 2010 & 2024

Flooring
~2010

Fridge
~2021

Stove
~2012

Roof
~Age Unknown,
Repaired as Required

Washer
~2012

Dryer
~2012

Dishwasher
~2020



Exclusions

Light fixture in front hall, dining room and ensuite wall, rose bushes in small triangular garden

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What's Nearby

Transit:

The nearest rail transit stop is Tunney's Pasture O-Train East at Est
The nearest street-level transit stop is Churchill at Avondale

Safety:

The Ottawa Hospital - Civic Campus - 2.49km
Platoon Office Fire Station - 0.73km
Ottawa Central/West Police - 4.59km

Parks & Recreation:

Westboro Kiwanis Park/Dovercourt Recreation Centre: 411 Dover Court - 3 minute walk

- Pool, Playground, Wading Pool, Tennis Court, Rink, Community Centre, Sledding Hill and Fitness/Weight Room

Clare Gardens Park - 269 Clare Street - 4 minute Walk
- Playground

Byron Tramway Park - 579 Byron Avenue - 9 minute walk
- Playground and walking Trail

Churchill Seniors Centre - 345 Richmond Road - 11 minute walk
- Community centre, Fitness/Weight Room and Games Room



Schools in the Area

Public Schools

Broadview PS | 535 Dovercourt Avenue
Hilson Avenue PS | 407 Hilson Avenue
Nepean HS | 574 Broadview Avenue

Catholic Schools

Notre Dame HS | 710 Broadview Avenue
Our Lady of Fatima Catholic School | 2135 Knightsbridge Road

French & French Catholic Schools

ÉEP Charlotte Lemieux | 2093 Bel-Air Drive
ÉSP Omer-Deslauriers | 159 Chesterton Drive
ÉEC Terre-des-Jeunes | 1303 Fellows Road
Collège catholique Franco-Ouest | 411 Seyton Drive

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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