



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



22 Pellan Crescent

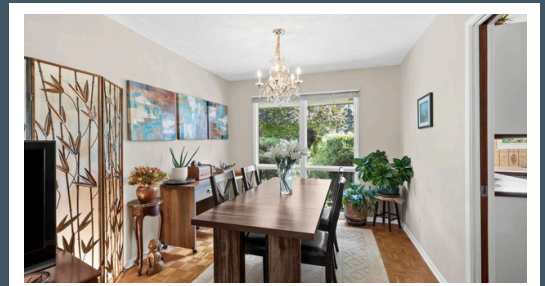
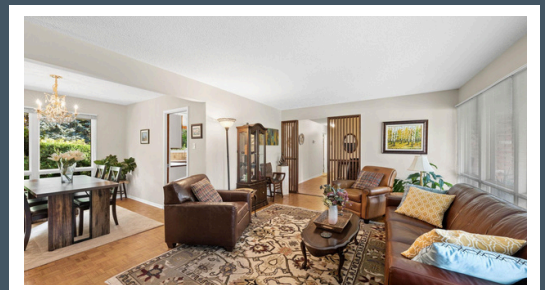
Detached Bungalow in Beaverbrook

About this Property

Welcome to 22 Pellan Crescent, a cherished bungalow on one of Beaverbrook's largest pie-shaped lots. Surrounded by mature trees & gardens, this rare property features a true attached, extra-deep double car garage — a sought-after find in the community. Floor-to-ceiling windows fill the home with light, while the finished LL adds a 2nd gas fireplace, bar, workshop & more. With the space, the setting & enduring character, this property invites new owners to reimagine, build upon & transform it to reflect their personal lifestyle.

Awesome Features:

- ✓ Extra-deep 2 Car Garage
- ✓ Fully Fenced, private backyard
- ✓ Beautifully Landscaped
- ✓ 24' x 12' Composite Deck
- ✓ Floor to ceiling Windows
- ✓ An Abundance of Natural Light



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com

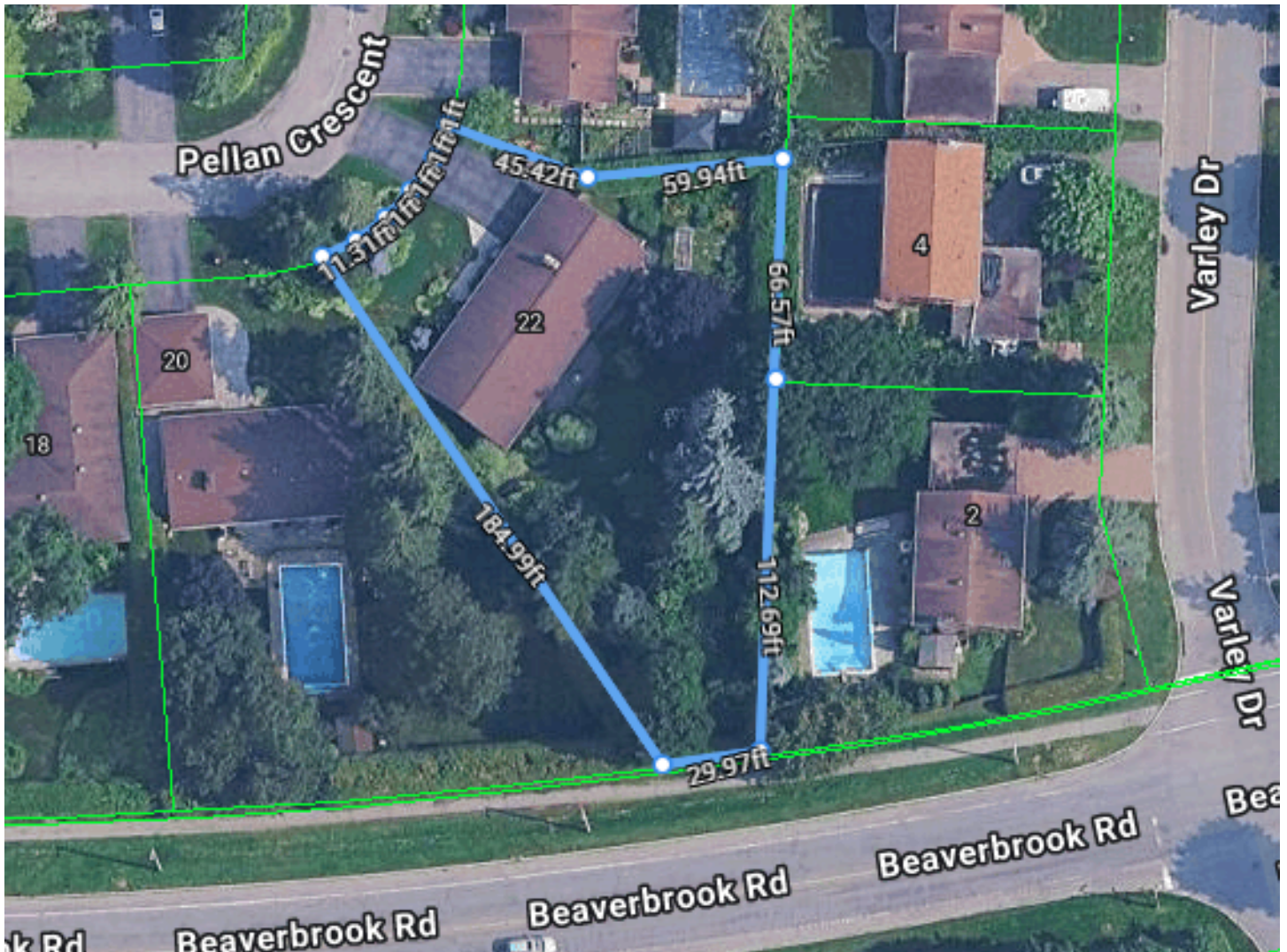




HAUSCHILD GROUP
REAL ESTATE TEAM

Lot Measurements as per GeoWarehouse, Irregular

66.57 ft x 59.94 ft x 45.42 ft x 11.31 ft x 11.31 ft x 11.31 ft x 11.31 ft x 11.31 ft x 184.99 ft x 29.97 ft x 112.69 ft



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



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com





22 Pellan Crescent Beaverbrook

Builder

Teron

Year Built

~1968

Property Tax

~\$5,196.26/2025 as per
homeowner

Hydro

~\$157/month

Closing Date

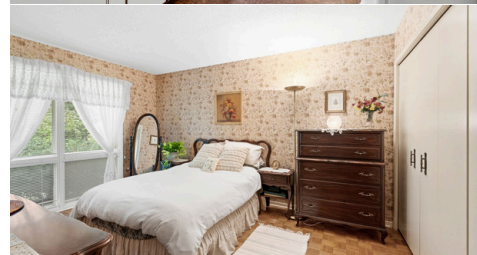
To Be Arranged, Probate
conditions apply

Rental Items

Nil

Water/Sewer

~\$165/month



Gas

~\$193/month

Inclusions

Fridge, Stove, Dishwasher, Washer, Dryer, Hood fan, Light fixtures, Bathroom Mirrors, Drapery Tracks and Rods, Drapes, Window Blinds, Humidifier, A/C, garage door opener, smart thermostat, water softener, Upright fridge in LL

Updates

- ~2003 - New windows in kitchen and ensuite
- ~2003 - Renovated main bathroom, ensuite, basement bathroom; new toilets, sinks (ceramic tile, lighting)
- ~2002 - Enlarged entrance/hallway with ceramic tile, installed slate floor in main bathroom, installed ceramic tile in ensuite & basement bathroom
- ~2001 - Blinds installed in all upstairs rooms (wood - kitchen; metal - living/dining, bedrooms)
- ~2000 - Installed gas fireplace inserts upstairs & in basement
- ~1998 - Replaced all upstairs window panels & sliding panels to triple panel glass; installed windows & patio doors in kitchen & ensuite

Hot Water Tank

~2015

Furnace

~2002

A/C

~2017

Windows

~1998 & 2003

Flooring

~Tile 2003

Roof

~2012

Stove

~2000

Fridge

~2000

Washer

~2015

Dryer

~2015

Dishwasher

~2000

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



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com





HAUSCHILD GROUP

REAL ESTATE TEAM

What's Nearby

Transit

The nearest street-level transit stop is Leacock at Beaverbrook

Safety

Queensway Carleton Hospital - 9.1km - 3045 Baseline Rd

Fire Station 42 - 1.88km - 1021 Teron Rd

Ottawa OPP - 2.8km - 1921 Provincial Police Lane

Parks and Recreation

Gow Park - 2 minute walk - 9 Beaverbrook Rd

- Playground, Rink, 2 Basketball courts, 2 Ball diamonds, Sports field, and Sports court

Varley Park - 3 minute walk - 56 Varley Dr

- 3 Playgrounds, 2 Basketball courts, Sports field and 2 Sports courts

Beaverbrook Pool Park - 3 minute walk - 5 beaverbrook

- Playground, Pool, 2 Tennis courts and a Basketball court



Schools in the Area

Public Schools

Stephen Leacock Public School | 25 Leacock Drive

W. Erskine Johnston Public School | 50 Varley Drive

Earl Of March S.S | 4 The Pkwy



Catholic Schools

Georges Vanier Catholic ES | 40 Varley Dr

All Saints High School | 5115 Kanata Avenue



French & French Catholic Schools

ÉESP Maurice-Lapointe | 17 Bridgestone Dr

ÉSC Paul-Desmarais | 5315 Abbott St E

ÉEC Saint-Rémi | 100 Walden Drive

ÉEP Grande-Ourse | 1385 Halton Terrace

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

Please check with boards for individual needs*

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



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com

