HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



Heather O'Neill
REALTOR®

113 Glenhaven Private

3-Storey Freehold Townhome
Huron Park





About this Property

Tucked away on a quiet private street in Huron Park, just around the corner from Bank Street, this beautifully maintained 3-bed, 2-bath freehold townhome offers the perfect balance of neighbourhood tranquility and urban convenience. Featuring thoughtful updates, bright and spacious living areas, and an inviting outdoor retreat with a stunning patio this move-in-ready home offers comfortable, low-maintenance living with everyday amenities just moments away.

Awesome Features:

- ✔ Central Location
- ✔ Quiet Street, Low Traffic
- ✔ Hardwood Flooring
- ✔ Bright Living Spaces
- ✔ Garage Inside Access
- ✔ Private Living

Contact me for more information:
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home@realtorheather.ca
613-867-4663
www.hauschildgroup.com

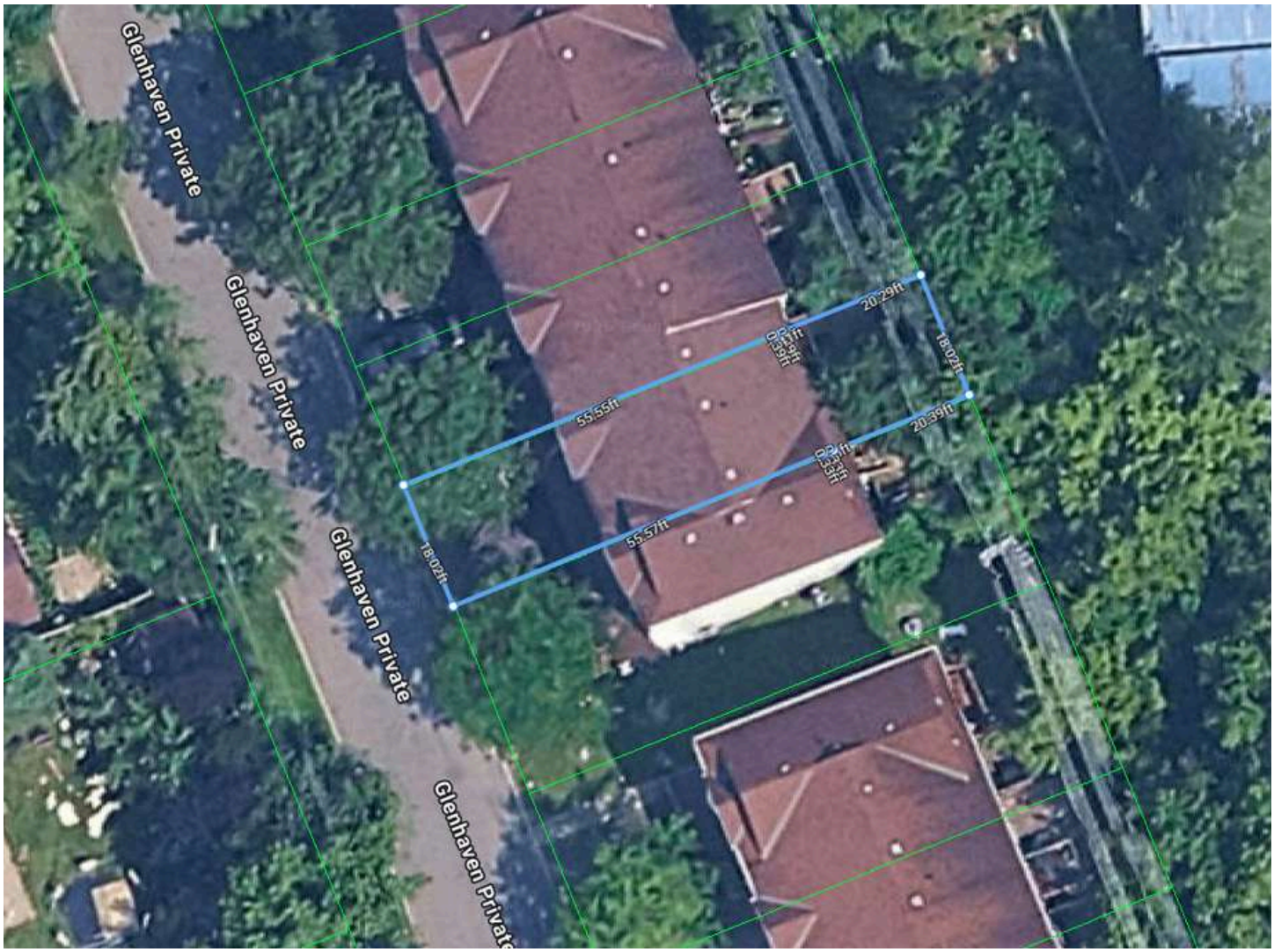
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Lot Measurements as per GeoWarehouse

1.35 ft x 0.33 ft x 20.39 ft x 18.02 ft x 20.29 ft x 0.39 ft x 1.41 ft x 0.39 ft x 55.55 ft x 18.02 ft x 55.57 ft x 0.33 ft



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

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Year Built
~2005

Closing Date
To Be Arranged

Property Tax
~$4,274.26/2026 as per Tax Bill

Rental Items
Hot Water Tank
~$46.18/month

Hydro
~$105.74/month

Water/Sewer
~$94.95/month

Association Fee
~$99.00/month

Gas
~$37.13/month

Inclusions
Fridge, Stove, Dishwasher, Washer & Dryer, Hood Fan/Microwave, Light Fixtures, Bathroom Mirrors, Window Blinds, A/C, Drapery Rods, Google Doorbell, Smart Thermostat, Wooden Storage Shelf in Garage, Garage Door Opener

Exclusions
All Artwork, Drapes, Patio Storage Trunk, Patio Furniture, Chest Freezer, Gym Equipment

Updates & Upgrades
- ~2026 New garage door installed
- ~2026 Deck and wood patio freshly stained
- ~2023 New lower wooden patio added
- ~2023 Quartz countertops installed in all bathrooms
- ~2023 New toilets installed in all bathrooms
- ~2023 Interior repainted, including baseboards and doors
- ~2023 Dimming pot lights added to living room and kitchen; popcorn ceilings removed
- ~2023 Kitchen cabinetry refinished and updated hardware
- ~2023 New carpeting installed throughout Main level rec room and stairs
- ~2023 Driveway interlock re-leveled
- ~2023 Furnace & A/C Replaced
- Central Vacuum Rough-in
- Updated light fixtures throughout

Hot Water Tank
~2023

Furnace
~2023

A/C
~2023

Windows
~2005

Flooring
~2005

Roof
~2005

Stove
~Unknown

Fridge
~Unknown

Washer
~Unknown

Dryer
~Unknown

Dishwasher
~Unknown

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What's Nearby





TRANSIT

Nearest rail transit stop is Carling At O-Train Station (B)
Nearest street-level transit stop is Bank At Alta Vista

SAFETY

The Ottawa Hospital - General Campus | 501 Smyth Rd
Fire Station | 2355 Alta Vista Drive
Police Station | 474 Elgin Street

PARKS AND RECREATION

Kaladar Park | 4-min walk | 2554 Kaladar Ave
- Playground, Rink, Tennis Courts, Ball Diamond, Soccer & Football Field, Splash Pad

Edgehill Park | 6-min walk | 1264 Ridgemont Ave
- Playground

Jim Durrell Recreation Centre | 7-min walk | 1265 Walkley Rd
- Ice Rink







Schools in the Area

PUBLIC SCHOOLS

Charles H. Hulse Public School | 2605 Alta Vista Dr
Alta Vista Public School | 1349 Randall Ave
Brookfield High School | 824 Brookfield Rd

CATHOLIC SCHOOLS

Holy Cross Elementary School | 2820 Springland Dr
St. Patrick's High School | 2525 Alta Vista Dr

FRENCH & FRENCH CATHOLIC SCHOOLS

École élémentaire catholique Lamoureux | 2540 Kaladar Ave
École secondaire catholique Franco-Cité | 623 Smyth Rd
École élémentaire publique Gabrielle-Roy | 3395 D'Aoust Ave
École secondaire publique Omer-Deslauriers | 159 Chesterton Dr

PRIVATE SCHOOLS

Westboro Academy | 1000 Brookfield Rd E
Chesterton Academy | 415 Piccadilly Ave
Académie Providence Soeurs Antonines | 998 Frances St

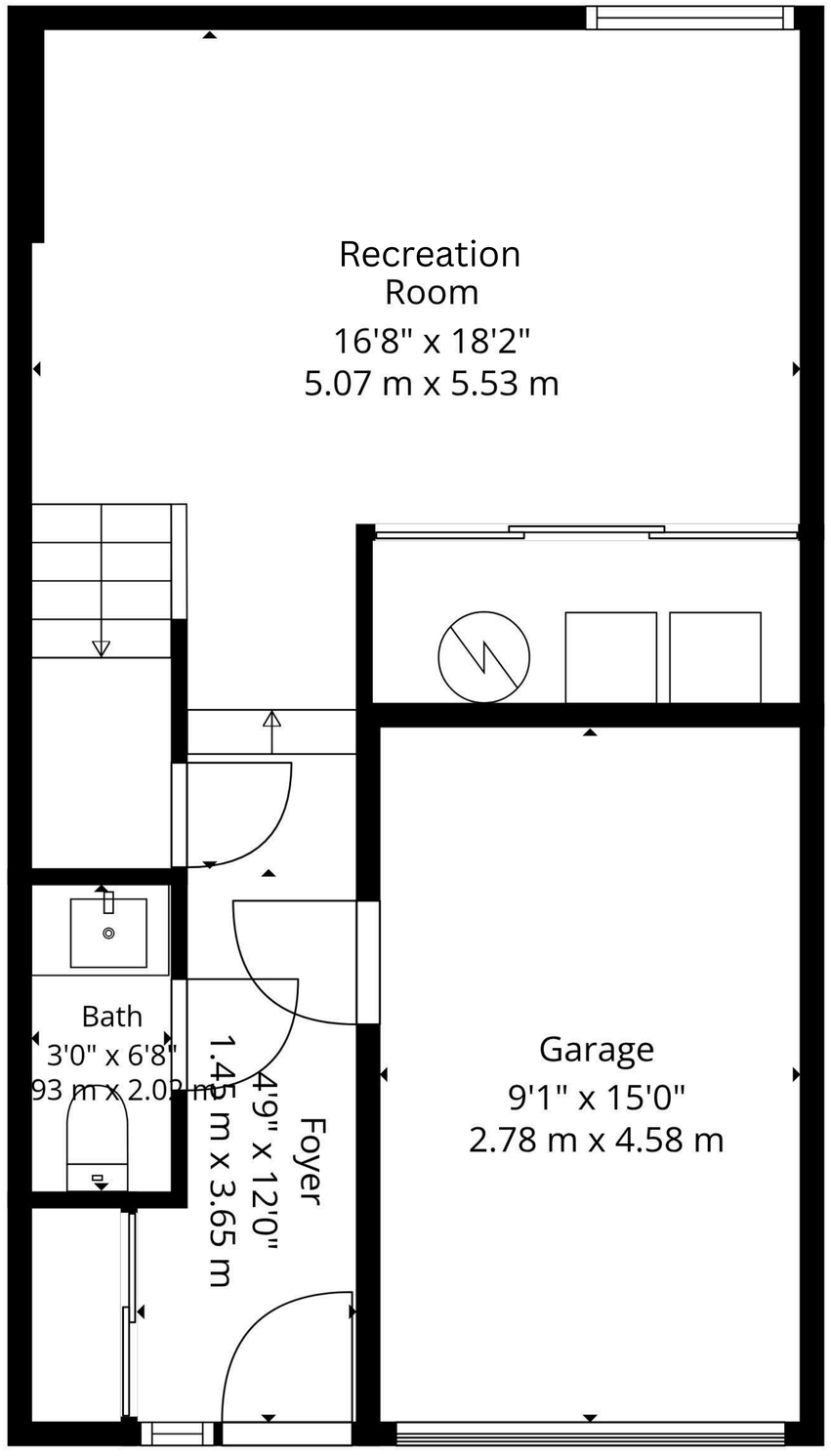
E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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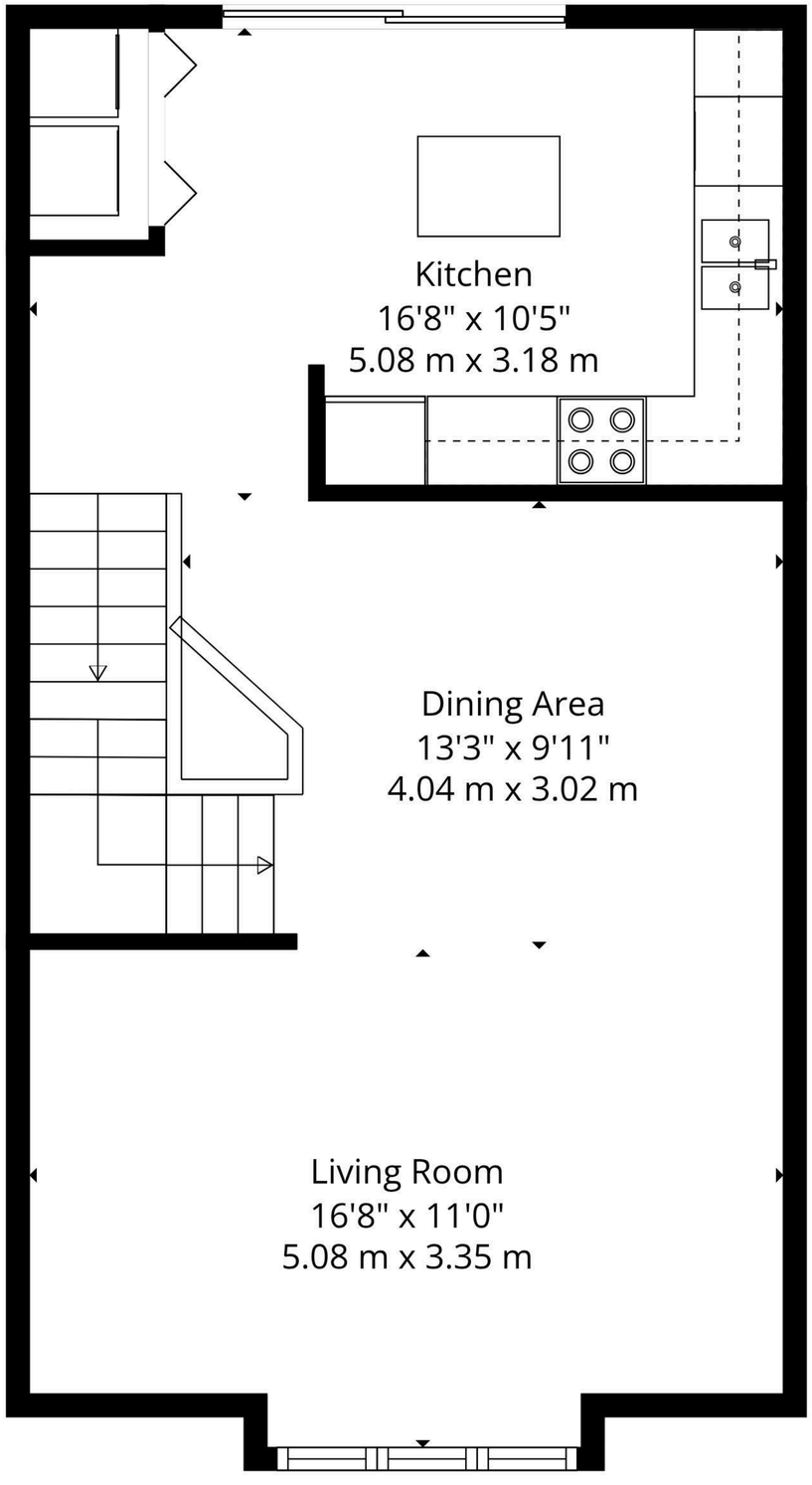
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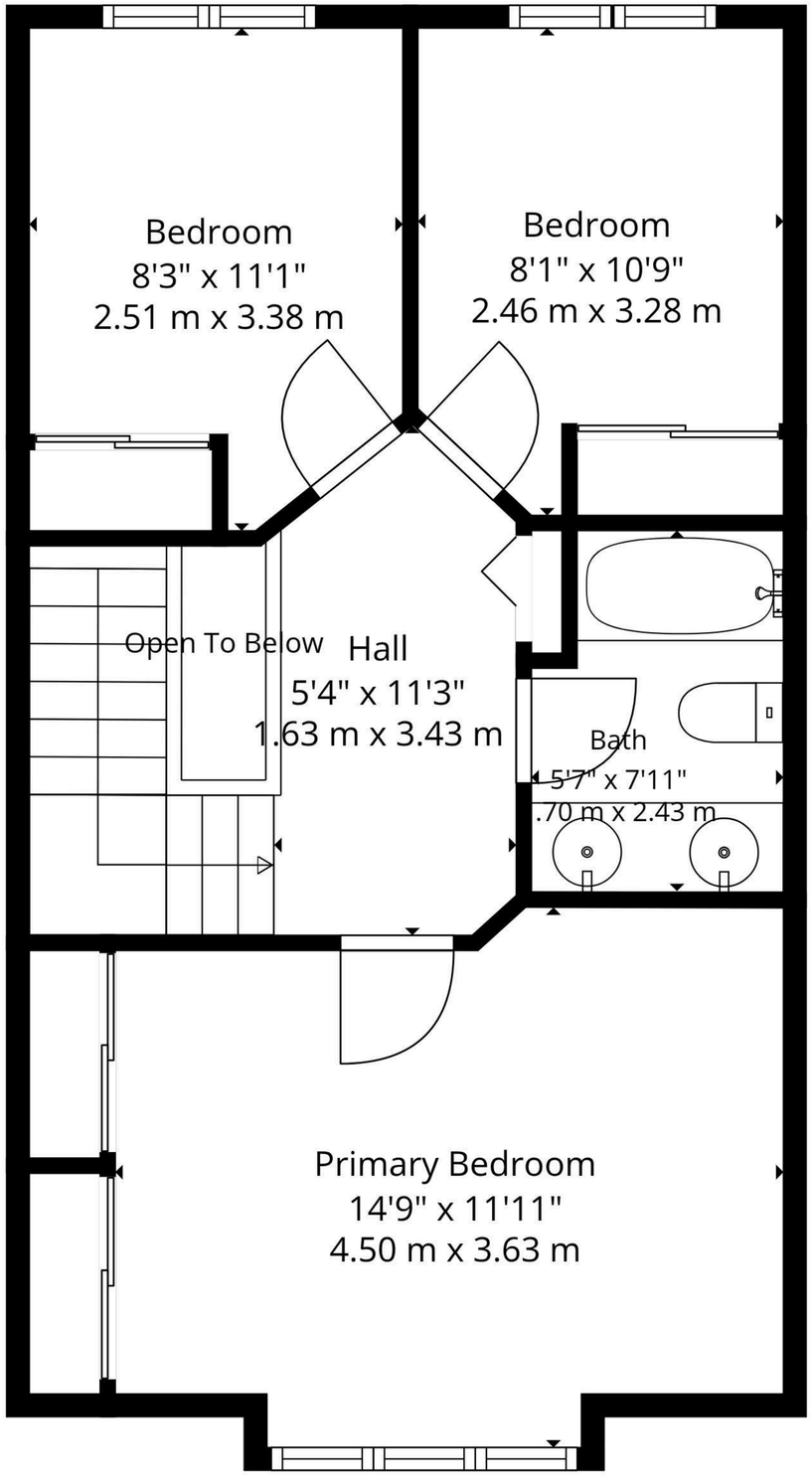
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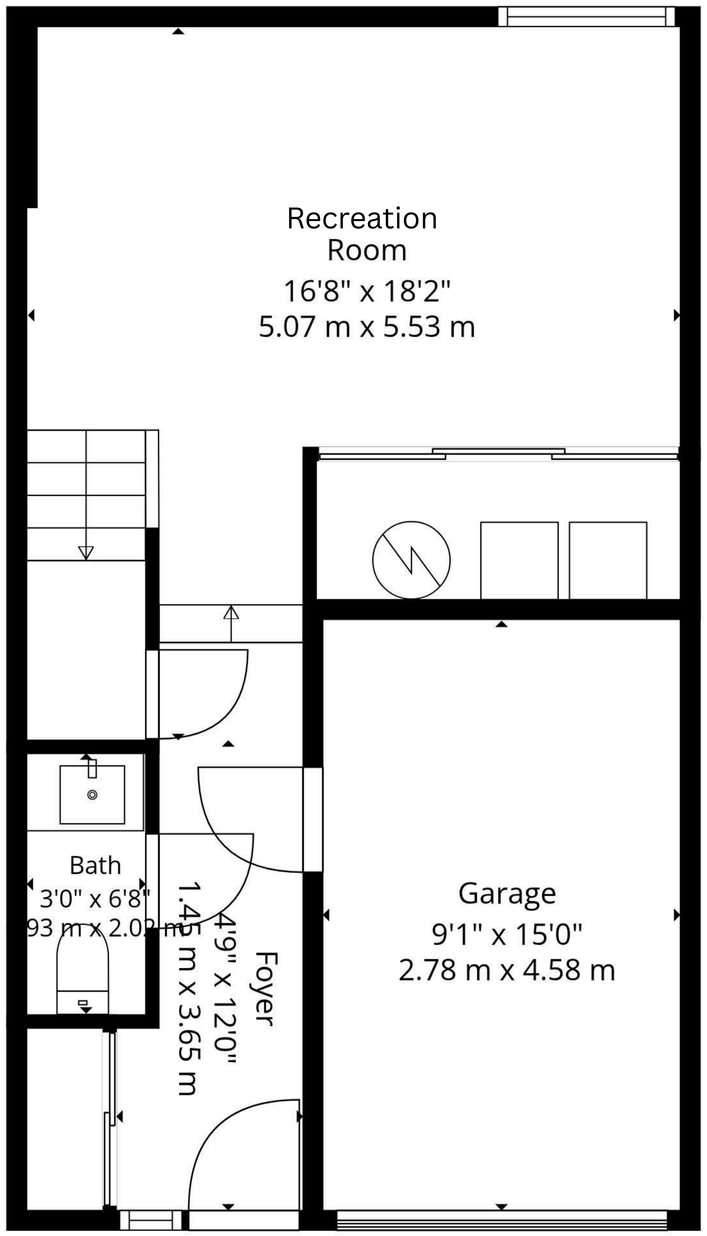
All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.



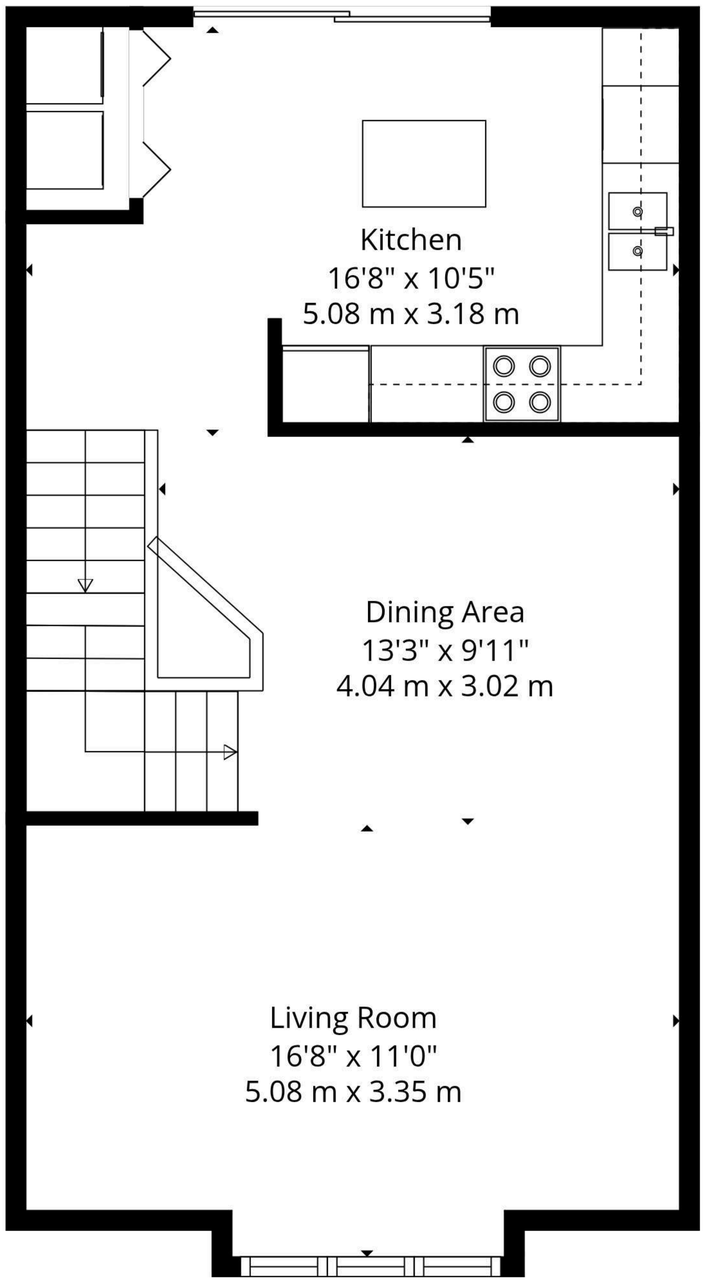
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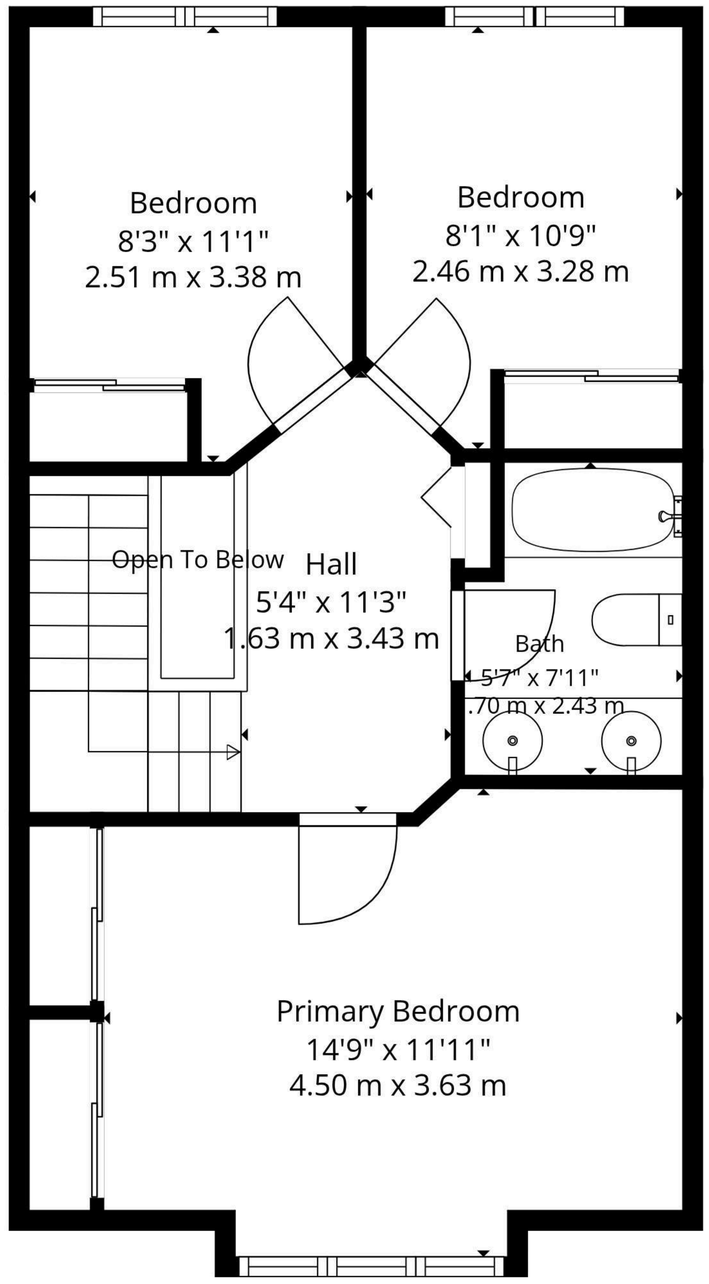
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1st Floor



2nd Floor



3rd Floor

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