



McKellar Park
622 WESTMINSTER AVENUE

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First Time Offered Since 1966 – Solid Family Home in Desirable McKellar Park

Lovingly maintained by its owners and offered for the first time since 1966, this solid two-storey home, built in the late 1950's, presents an exceptional opportunity to plant roots in one of Ottawa's most coveted neighbourhoods. Situated in the heart of McKellar Park, just steps to top-rated schools including Broadview and Nepean HS, Dovercourt Rec Centre, the JCC, and all the boutiques, cafés, and restaurants of nearby Westboro Village. Enjoy easy access to the Ottawa River pathways, ski trails, and vibrant community events year-round.

Set on a private, tree-lined lot, this 4-bedroom home offers over 2,100 sq.ft. of living space plus a full basement. Hardwood flooring runs through most of the home. The layout features a sun-filled living room open to the formal dining room, a functional eat-in kitchen, and a main floor powder room. A charming rear addition expands the footprint with a cozy sunken family room, showcasing rustic wood beams, a stone gas fireplace, bay window, and direct access to a covered patio entwined with grapevines—an inviting space to enjoy the lush backyard.

Upstairs you'll find four generously sized bedrooms and a full bath. One bedroom, previously used as a craft room, includes access to a large unfinished bonus space above the addition—perfect for future expansion or convenient storage. The basement includes a spacious recreation room, laundry, and a full foundation under the addition.

This is your chance to update and personalize a well-loved home in a neighbourhood where families stay for generations. Welcome to McKellar Park living.

HOME IMPROVEMENTS:

2022: Water Meter Updated; **2017:** Gas Fireplace; **2014:** Beam Replacement in family room (from sub-basement to attic); **2010:** Windows and front/side doors replaced; **2009:** Gas Furnace; **2005:** Roof Shingles.

INCLUSIONS:

- Refrigerator
 - Stove
 - Washer & Dryer
 - Window coverings
- *All appliances in 'as-is' condition

Year Built: Late 1950s

Lot Size:

50 ft FR x 100 ft (D)
as per MPAC

Property Taxes:

\$9,605.80 [2025]

Rented Equipment:

Hot Water Tank [\$19/mth]

Heating: Forced Air/
Natural Gas

Cooling: Central Air

Garage:

Detached Garage—
**currently used for storage only. It is not accessible for vehicle parking in its current condition--fence removal and driveway repaving would be required for vehicle access.

Monthly Utilities:

Average Costs: Heat \$125/mth, Hydro \$100/mth, Water \$30/mth

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	9'2" x 4'5"
Main	Living Room	16'0" x 13'3"
Main	Dining Room	13'4" x 11'9"
Main	Kitchen	13'4" x 9'10"
Main	Family Room	22'4" x 19'3"
Main	Powder Room	4'8" x 3'0"
Second	Primary Bedroom	13'3" x 13'1"
Second	Bedroom 2	12'2" x 10'10"
Second	Bedroom 3	10'11" x 10'0"
Second	Bedroom 4	10'0" x 9'1"
Second	4 Piece Bathroom	6'7" x 5'4"
Second	Craft Room	13'1" x 7'6"
Second	Storage Room	20'2" x 14'6"
Basement	Recreation Room	21'9" x 12'5"
Basement	Laundry/Utility	25'3" x 14'0"
Basement	Storage Area	22'0" x 14'8"



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