



*Glabor Park*  
**2157 RUSHTON ROAD**

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## Glabar Park Bungalow | Main-Level Living, Expanded Below

Set on a quiet, tree-lined street in desirable Glabar Park, this updated bungalow offers bright main-level living complemented by a fully finished lower level that meaningfully expands the home's overall space. Located within an established, family-friendly neighbourhood with easy access to schools, parks, shopping, restaurants, and quick connectivity to the 417.

A sunlit vestibule just off the foyer—wrapped in windows creates a natural transition into the home, offering a practical space for coats and footwear while introducing light from the moment you enter. Hardwood flooring carries throughout the main level, where cove ceilings define the living and dining areas.

The living room is anchored by a gas fireplace with stone surround and wood mantle, while the dining area—set within two corner windows—draws in light and flows directly into the kitchen. European in style, the kitchen is designed with ample counter space, a centre island granite counters and seating, and an efficient layout that remains fully connected to the principal living areas.

Along the hallway, a former side entry has been reworked into a walk-in closet with built-ins—an unexpected and highly functional addition. Three bedrooms are positioned on the main level, including a primary with a custom closet organizer, along with a four-piece bathroom.

Accessed from the kitchen, the lower level adds substantial living space with a large family and recreation area, a dedicated office, and a fourth bedroom with egress window. Wide plank vinyl flooring runs through the main lower-level areas, while the bedroom is finished separately. A three-piece bathroom, along with laundry and utility/storage space, completes this level.

Fully hedged for privacy, the rear yard is anchored by a large stone patio with natural gas BBQ hookup. A gazebo adds a shaded retreat, complemented by a garden shed, with a second shed within the carport.

A well-balanced home that delivers more space than anticipated, with thoughtful updates and a setting that continues to hold strong appeal.

### HOME IMPROVEMENTS:

2026:

- Smoke & CO<sub>2</sub> (First Alert) detectors, 10-yr batteries
- Hot Water Tank (rental)

2025: BBQ Natural gas line

2023:

- Wooden fireplace mantle
- Main floor painted (2019-2023)

2022:

- Convert driveway-side entrance into closet with new floor
- New electrical service line to pole, new meter, basement breaker panel
- Fireplace converted from wood to natural gas

2021: Expanded main level bathroom

2020:

- Light over kitchen sink.
- Installed egress window in basement bedroom as well as a Safe'n'Sound" panel added to bedroom wall between bedroom & furnace room.
- New shower stall in basement bathroom.

2019: Carport & Backyard sheds

### INCLUSIONS:

- Refrigerator
- Gas Cooktop
- Hood Fan
- Wall Oven
- Microwave
- Dishwasher
- Window Coverings and Drapery Tracks
- Basement Refrigerator
- Stand-up Freezer
- Washer and Dryer
- Two (2) Garden Sheds
- Gazebo
- Natural Gas BBQ

### Heating:

Forced Air/Natural Gas, Gas Fireplace, Electric Stove

### Cooling: Central Air

### Rented Equipment:

Hot Water Heater: (\$40.81/mth, Enercare)

### Parking: Single carport

plus exterior space for 3-4 vehicles

### Lot Size:

50 ft FR x 100 ft D

### Year Built: 1957

### Property Taxes:

\$5,568.63 (2025)



LEVELS	ROOMS	DIMENSIONS
Main	Foyer	11'7" x 7'8"
Main	Living/Dining Room	25'10" x 11'9"
Main	Kitchen	14'0" x 8'1"
Main	Primary Bedroom	12'5" x 12'0"
Main	Second Bedroom	11'10" x 9'10"
Main	Third Bedroom	8'10" x 8'2"
Main	4-Piece Bathroom	7'10" x 7'6"
Main	Hallway Walk-in Closet	
Basement	Family Room	24'6" x 11'4"
Basement	Fourth Bedroom	14'2" x 10'5"
Basement	3-Piece Bathroom	9'0" x 6'9"
Basement	Office	12'5" x 8'3"
Basement	Laundry Room	10'7" x 8'10"
Basement	Mechanical/Utility/Storage	
Backyard	Gazebo	10'0" x 10'0"

\*Some Room Measurements +/- jogs.



