



Woodpark
176 COMPTON AVENUE

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Charming Semi-Detached Home in Woodpark

Welcome to 176 Compton Avenue, a charming semi-detached brick home with excellent curb appeal!

Ideally located in the heart of Woodpark, this home offers convenient access to transit, shopping, schools, and recreation. It is steps to future LRT stations and Carlingwood Mall, with easy access to Fairlawn Plaza, coffee shops, grocery stores, and the library, as well as the Ottawa River pathways, Britannia Beach, and Mud Lake.

A beautifully landscaped front garden wraps around to the side of the house. The interlock walkway leads to the covered front door. Upon entry, the foyer features a convenient storage closet for coats. To the right, hardwood floors flow into the living room, where large windows bring in plenty of natural light. The hardwood continues seamlessly into the dining room, which connects to the kitchen featuring granite countertops. At the back of the kitchen, a convenient door leads out to the rear yard.

A charming back porch opens onto an interlock patio surrounded by greenery and small trees. There is also a small garden to the left of the single detached garage. Plus, the driveway provides parking for 3 additional vehicles.

Upstairs, hardwood flooring spans all three bedrooms, which share a 4-piece bathroom.

The basement extends the living space, offering a large recreational space, a 3-piece bathroom with tile flooring, and a storage/utility room with laundry. The basement provides ample storage between the laundry room and hallway closets.

Don't miss out on this charming home in an incredible location!

INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Microwave/Hood Fan
- Washer
- Dryer
- All Window Treatments as currently installed

EXCLUSIONS:

- Swedish Crown in Living Room

Year Built: 1955

Lot Size:

49.96ft x 69.00ft

Property Taxes:

\$4,439.71 [2025]

Heating: Forced Air/
Natural Gas

Cooling: Central Air

Rented Equipment:

Hot Water Tank
(Reliance Home Comfort,
\$23.03/mth)

Air Conditioner (2016)
Monthly installments
(Reliance Home Comfort,
\$75/month).

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	6'6" x 5'8"
Main	Living Room	16'1" x 11'10"
Main	Dining Room	13'11" x 10'6"
Main	Kitchen	12'11" x 7'9"
Second	Primary Bedroom	12'0" x 11'0"
Second	Second Bedroom	14'11" x 9'5"
Second	Third Bedroom	11'4" x 8'10"
Second	4-Piece Bathroom	6'11" x 6'6"
Basement	Family Room	18'3" x 13'11"
Basement	3-Piece Bathroom	6'9" x 6'5"
Basement	Laundry/Utility/Storage	15'7" x 11'2"

*Some Room Measurements +/- jogs.



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