



Glabar Park
908 INNSWOOD DRIVE

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The Enduring Appeal of Glabar Park

Established streets lined with mature trees, a central west-end location, and exceptional everyday convenience have made Glabar Park one of Ottawa's most desirable neighbourhoods. Positioned on a quiet residential street, this well-maintained 3+1 bedroom bungalow offers a practical main-floor layout complemented by a finished lower level that significantly expands the home's living space.

Hardwood flooring extends throughout the main level. In the living and dining rooms, large corner windows draw natural light deep into the space while framing views of the surrounding greenery. Anchored by a gas fireplace, these open-concept principal rooms provide a welcoming setting for both everyday living and entertaining. The adjoining kitchen is bright and functional, offering generous workspace, pantry storage, and convenient access to the side yard.

Three bedrooms are located on the main floor, including a primary bedroom with a private 3-piece ensuite—an uncommon feature for a bungalow of this era and style. A full 4-piece bathroom serves the remaining bedrooms.

A separate side entrance leads to a renovated lower level that substantially increases the home's versatility. At its centre is a spacious family room with recessed lighting and ample room for a media area, games space, children's play zone, or everyday gathering place. A fourth bedroom provides excellent flexibility for guests or family members, while a cedar walk-in closet, dedicated laundry area, versatile office, gym or hobby room, and abundant storage complete the level.

Outside, the west-facing backyard offers a private setting for outdoor enjoyment. Fully fenced and bordered by mature hedging, it features a patio for summer dining and relaxation, along with a custom storage shed that adds everyday practicality.

Life in Glabar Park places parks, schools, the library, Carlingwood Shopping Centre, Fairlawn Plaza, local cafés, recreation facilities, and transit within easy reach. Quick access to Highway 417 simplifies commuting across the city, while Westboro's shops, restaurants, and amenities are only minutes away.

Offering the convenience of bungalow living, flexible family space, and a location that continues to be one of Ottawa's most established and desirable residential communities, this is a home equally suited to today's needs and tomorrow's possibilities.

HOME IMPROVEMENTS:

2025:

- Two new windows in kitchen and small bedroom

2022:

- Downspout pop-up drain in back and front yard
- Grading and river stone installation on south side of house

2021:

- Replaced eavestrough on north side of house

2019:

- Converted wood fireplace to gas

2018:

- Air Conditioner

2017-2018:

- Installed basement backwater valve
- Renovated basement including new flooring, drywall and insulation.

**Updates by previous owners:

2013: Roof Shingles

2008: Most windows updated

2006: Gas Furnace

INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Washer & Dryer
- Storage Shed

EXCLUSION:

- Barbeque

Property Taxes:

\$5,546.39 [2026]

Year Built: 1957

Rented

Equipment:

Hot Water Tank
[Reliance \$22/month]

Heating:

Forced Air/Natural Gas

Cooling: Central Air

Lot Size:

50ft FR x 100 ft D

Parking: Single

Carport and driveway parking for 2 vehicles

Utility Costs

(on average):

Hydro: \$170/mth

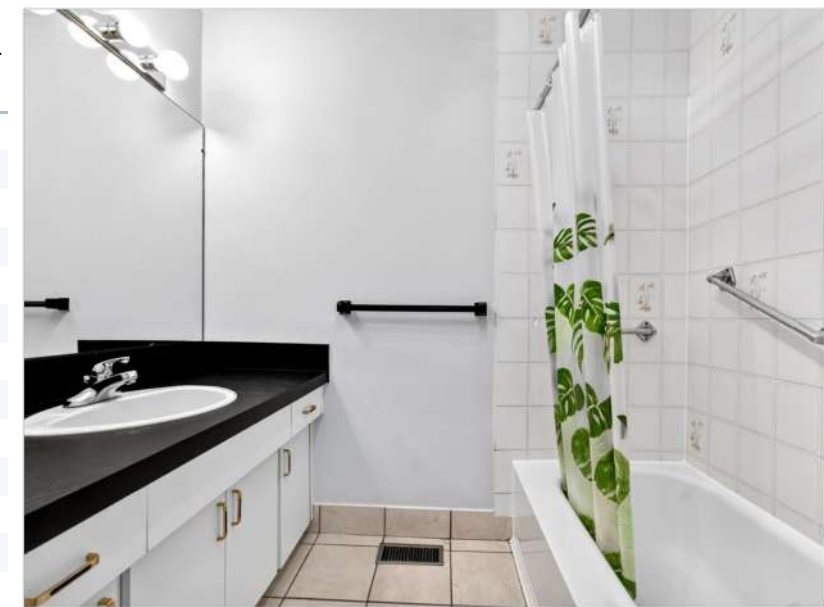
Heat: \$60/mth

Water \$80/mth



*Some Room Measurements +/- jogs.

LEVELS	ROOMS	DIMENSIONS
Main	Living / Dining Room	25'10" x 11'6"
Main	Kitchen	14'0" x 8'0"
Main	Primary Bedroom	12'4" x 11'8"
Main	3 Piece Ensuite Bath	7'10" x 6'8"
Main	Bedroom 2	11'9" x 9'8"
Main	Bedroom 3	8'10" x 8'2"
Main	4 Piece Bathroom	7'10" x 7'4"
Basement	Family Room	19'0" x 11'5"
Basement	Bedroom 4	11'5" x 10'4"
Basement	Office/Flex Space	11'5" x 9'5"
Basement	Laundry	
Basement	Cedar Walk-in Closet	6'3" x 4'10"
Basement	Utility Room/Storage	





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