



Woodpark
244 RICHARDSON AVENUE

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Virtually Staged



A Lovely 3-Bedroom Bungalow in the Heart of Woodpark

Welcome to this updated 3-bedroom bungalow on a great 48' x 100' lot in the established Woodpark neighbourhood, close to shopping, schools, parks, transit and the Ottawa River pathways. With a charming stone façade, interlock driveway and a comfortable, move-in-ready interior, this well-cared-for home offers plenty of space both upstairs and down.

At the heart of the home is a spacious open-concept living and dining area, generous in size and filled with natural light from the large picture window. Hardwood floors run throughout, while recessed lighting and a full-height stone fireplace add warmth and character to the space. With plenty of room for both comfortable living and a full-sized dining area, it's a standout space that immediately makes the home feel open and inviting. Across the hall, the updated kitchen is fresh and functional, with crisp white cabinetry, stainless steel appliances, plenty of counter space and a dedicated pantry cupboard for added storage.

Hardwood flooring continues down the hallway and throughout all three bedrooms, which are served by a beautifully renovated 5-piece bathroom with a dual-sink vanity.

Downstairs, the finished lower level offers an expansive recreation room with a second stone fireplace and wet bar, providing plenty of flexible additional living space. An updated 2-piece bathroom, laundry and utility areas, along with ample storage, complete this level.

The spacious backyard offers plenty of room to relax, garden and play, with a deck, established gardens and storage shed.

And the location is a definite highlight. Walk to Carlingwood Shopping Centre, Fairlawn Plaza, groceries, coffee shops, the library, schools and parks, with easy access to Highway 417. The future New Orchard LRT station is just a 4-minute walk away, while the nearby Ottawa River Pathway offers kilometres of scenic walking and cycling routes connecting to Britannia, Westboro and beyond. Mud Lake, Britannia Conservation Area and Britannia Beach are also close by, and Westboro Village is only a 10-minute bike ride away.

A lovely, move-in-ready bungalow with a great lot, generous living space and an exceptionally convenient Woodpark location.

HOME IMPROVEMENTS:

2025:

- New Washer

2024:

- New A/C

2021:

- Hot Water Tank (owned)
- Both chimneys repaired; cap replaced on living room chimney
- Basement fireplace flue replaced
- *Note both fireplaces included 'as-is'
- *Living room fireplace has been capped.

Improvements listed by previous owners:

2018:

- Attic Insulation Improved
- Front living room window replaced
- Kitchen/Bathroom/Flooring updated (2017-2018)

INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer (2025) & Dryer
- Basement Refrigerator
- All Window Coverings
- All Light Fixtures
- Auto Garage Door Opener
- TV wall mount in living room
- IQ Panel (hardware only)
- Hot Water Tank (2021)

Heating:

Forced Air/Natural Gas

Cooling: Central Air

Parking: Single

attached garage with inside entry [19'2' x 10']

Lot Size:

48ft FR x 100ft D

Property Taxes:

\$5,699.06 [2026]

Possession:

To be arranged/ Immediate



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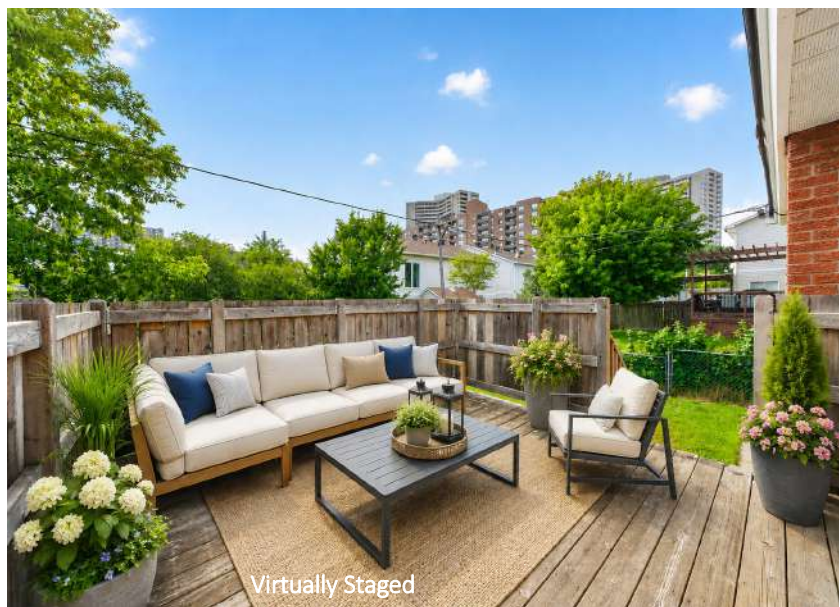
LEVELS	ROOMS	DIMENSIONS
Main	Entry	7'4" x 4'6"
Main	Living Room	14'2" x 13'10"
Main	Dining Room	13'10" x 12'2"
Main	Kitchen	12'10" x 9'8"
Main	Primary Bedroom	12'4" x 10'5"
Main	Bedroom 2	10'0" x 8'10"
Main	Bedroom 3	9'0" x 8'10"
Main	5 Piece Bathroom	12'2" x 5'0"
Basement	Powder Room	5'7" x 4'7"
Basement	Recreation Room	21'8" x 20'9"
Basement	Laundry/Utility Room	
Basement	Storage Room	21'11" x 10'2"
Basement	Cold Storage	

*Some Room Measurements +/- jogs.





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