

McKellar Park

552 FRASER AVENUE

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Coveted McKellar Park Location

At 552 Fraser Avenue, classic red-brick character meets a private, west-facing garden.

With 2+1 bedrooms and three full bathrooms, this exceptionally well-presented home also features a main-floor office or den, a bright, spacious family room addition and a finished basement. Hardwood flooring lies beneath the carpet throughout the main level—including the family room—and continues upstairs.

The living room's corner windows and stone-faced wood-burning fireplace create a welcoming first impression. An arched opening connects to the dining room, while a separate office or den provides a quiet place to work or read. The galley kitchen has ceiling-height cabinetry and two pantry cupboards. The main level also includes a four-piece bathroom. At the rear, the family room addition is filled with natural light from a broad bank of windows overlooking the garden. With comfortable space to relax and direct access to the backyard, it's an inviting place to gather.

Upstairs, two well-sized bedrooms offer comfortable space. One has a wall of closets, while the other has room for a desk or study nook beneath its sloped ceiling. A four-piece bathroom completes the level .

The finished basement adds useful, flexible living space, with new luxury vinyl plank flooring. There's a recreation room, a separate room that could serve as a third bedroom or gym, laundry, a three-piece bathroom, and workshop/storage.

The fenced backyard is a highlight, with mature trees, colourful perennial gardens, a stamped-concrete patio and walkway, and space to dine or relax. A detached single-car garage adds convenience.

Broadview Public School, Nepean High School, Dovercourt Recreation Centre and the Westboro Farmers' Market are within walking distance. Richmond Road's cafés, boutiques and restaurants are nearby, as are the Ottawa River, pathways and cross-country ski trails. A character-filled home with a garden setting in one of Ottawa's most loved neighbourhoods. ■

RECENT IMPROVEMENTS

- ROOF: family room addition 2025; main house 2013
- WINDOWS: Second level bedrooms 2013; basement bedroom/ gym 2020
- FRONT DOOR: 2022
- MAIN-LEVEL FLOORING: Carpet installed in 2026; original hardwood beneath the carpet in the main house, with engineered hardwood beneath the carpet in the family room addition
- BASEMENT FLOORING: Luxury vinyl plank installed 2025/2026

Mechanical:

Furnace and A/C: Both installed in 2003 and regularly maintained

INCLUSIONS:

- Fridge (2021)
- Stove
- Hood Fan
- Dishwasher (2025)
- Washer(2022)
- Dryer (2025)
- Window Coverings where installed
- Light Fixtures/Ceiling Fans where installed
- Hot Water Tank (2014)
- Office/Den Filing Cabinet
- Wardrobe and two Wall Mirrors in basement bedroom/gym

Year Built: 1948

Lot Size:
50Ft (FR) x 100Ft (D)

Property Taxes:
$8,090.69 [2026]

Heating: Forced Air / Natural Gas

Cooling: Central Air

Parking: Single Detached Garage with driveway parking for 3 vehicles

Average Utility Costs:
Hydro: $140/mth
Gas: $80/mth
Water: $76/mth









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LEVELS	ROOMS	DIMENSIONS
Main	Living Room	13’0” x 11’6”
Main	Dining Room	11’7” x 10’2”
Main	Office/Den	11’3” x 9’5”
Main	Kitchen	12’0” x 8’0”
Main	Family Room	18’1” x 13’2”
Main	4 Piece Bathroom	8’6” x 4’10”
Second	Primary Bedroom	12’4” x 10’9”
Second	Bedroom 2	12’9” x 10’6”
Second	4 Piece Bathroom	6’7” x 6’4”
Basement	Recreation Room	19’0” x 11’2”
Basement	Bedroom 3 / Home Gym	13’6” x 11’2”
Basement	3 Piece Bathroom	7’8” x 5’10”
Basement	Laundry/Storage	11’0” x 6’7”
Basement	Workshop/Utility Room	

*Some Room Measurements +/- jogs.





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