



Gordon's Downsizing & Estate Services is committed to providing you with comprehensive information on each property we offer for sale. Our staff is readily available to assist you with any questions you may have regarding the property.

Gordon's Downsizing & Estate Services provides professional real estate and downsizing solutions. We take on the task of selling our client's home and handling every last detail of their move – including moving them in and getting them settled in their new home.

Our team of real estate experts ensures our clients get top market value for their property, quickly and efficiently. Downsizing specialists take great care managing the tasks of cleaning, sorting, appraising, packing, shipping, moving and managing the sale of our client's extra assets.

Our clients move on with confidence, knowing that all the details of this important transition are taken care of smoothly, and with unconditional care.

For overwhelmed Executors of family estates, Gordon's Downsizing & Estate Services offers a complete estate settlement solution.

Please call, or visit us online at www.gogordons.com to learn more about this valuable service.

Thank you for your interest in this property.

Property Information

Welcome to this stunning 5-bedroom, 4-bathroom detached home, perfectly situated in the family-friendly and sought after Craig Henry neighborhood. This spacious and well-designed property offers the perfect combination of comfort, functionality, and charm, making it an ideal choice for families of all sizes. The main floor boasts neutral hardwood flooring as well as a wood burning fireplace, adding to the overall charm and ambiance in the home.

The main floor features a large kitchen area with ample granite counter space, making meal preparation a breeze. The stainless-steel kitchen appliances elevate the cooking experience, and the adjoining dining room is perfect for hosting dinner parties or enjoying family meals. You'll also find the new washer and dryer on the main level of the home, for added convenience.

Upstairs, in addition to the walk-in linen closet, you'll find generously sized bedrooms designed for comfort and privacy. Two out of the four upstairs bedrooms have built in California closets, giving ample storage space and a thoughtful layout. With four bathrooms spread throughout the home and a four-piece ensuite in the primary bedroom, convenience is always within reach.

The beautifully finished basement with new wall-to-wall carpet is a standout feature, offering a versatile space that can be used as a rec room, home office, or additional living area. With ample storage throughout the home, staying organized has never been easier.

Don't miss the opportunity to make this beautiful property your forever home!

Property Details

ADDRESS: 30 Ardell Grove, Nepean, Ontario, K2G 4G4

TYPE: Single Family Detached

LEGAL DESCRIPTION: PARCEL 4-2, SECTION M260 PT LT 4
PLAN M260, PTS 1 & 2 4R3492 SUBJECT TO LT211758,
LT211759, LT211936 NEPEAN

SQ. FT:	1964 (1024 First Floor, 940 Second Floor, 1024 Basement) (MPAC)
BEDROOMS:	5 Bedrooms (4 Upstairs, 1 in Basement)
BATHS:	4 Bathrooms (Four Piece Upstairs, Four Piece Ensuite, Half Bath Main Floor, Three Piece Basement)
LAUNDRY:	In Unit (Main Floor)
BASEMENT:	Full, Finished
AGE:	43 Years Old (1981 MPAC)
ELECTRICAL:	Breaker
ROOF:	Asphalt Shingle
FOUNDATION:	Poured Concrete
FLOORS:	Hardwood, Ceramic Tile, Carpet
CEILINGS:	Drywall, Stucco
WINDOWS:	Vinyl, Metal
EXTERIOR:	Brick, Siding
INTERIOR:	Drywall
PARKING:	Single Wide Private Drive
GARAGE:	Single Car Attached
LOT SIZE:	37.03ft x 100.15ft (Geowarehouse)

ZONING:	R2
TAXES:	\$4987.35 (2024 Tax Bill)
ROLL #:	061412065553106
PIN #:	046540008
HIGH SPEED INTERNET:	Available
HEATING:	Forced Air, Natural Gas
COOLING:	Air Conditioning
FIREPLACE:	1 Wood
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Freehold Single Family Detached
INCLUSIONS:	Fridge, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Stand Up Freezer
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediately

Visit Website:

- Full Home Inspection Report
- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour