



292 CURRELL AVE WESTBORO

Curious about living the Westboro life and walking to everything? You need to check out this amazing detached home on a fantastic lot! Beautifully renovated, the upper level features three bedrooms and two full bathrooms. The main floor offers a bright, functional kitchen and a seamless open-concept living and dining area that leads directly out to the rear deck- perfect for entertaining. A convenient partial bath completes the main floor. Downstairs, you'll find a fully finished basement providing excellent bonus space. Outside features an oversized yard and covered parking. Intrigued? Come check out this incredible listing on Currell Avenue today!



292 CURRELL AVE WESTBORO

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

613.238.2801 | marlandteam.com

THE INFORMATION IN THIS DOCUMENT IS BELIEVED TO BE ACCURATE BUT IS NOT WARRANTED



Property Type: Detached 2 Storey

Bedrooms: 3

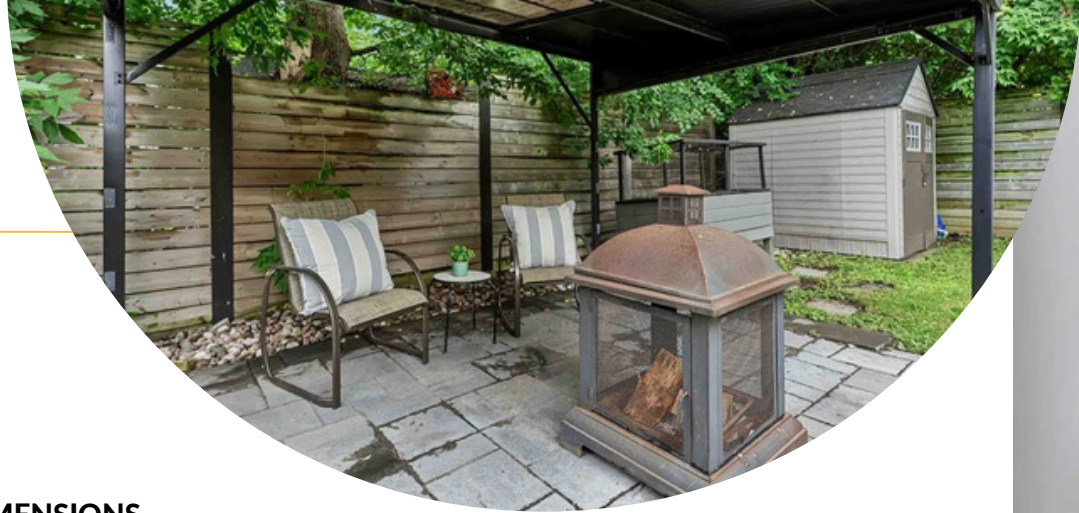
Bathrooms: 3

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	5'2" x 11'11"
Living Room	Main	10'1" x 15'3"
Dining Room	Main	8'11" x 8'11"
Kitchen	Main	8'8" x 8'6"
Bath (2 Pc)	Main	2'10" x 5'1"
Primary Bedroom	2nd	11'3" x 10'9"
Ensuite (3 Pc)	2nd	6'0" x 6'3"
Bedroom	2nd	11'3" x 9'7"
Bedroom	2nd	11'3" x 9'7"
Full Bath (4 Pc)	2nd	6'0" x 7'5"
Recreation Room	Basement	16'6" x 13'9"
Laundry Room	Basement	9'5" x 8'7"
Utility Room	Basement	6'9" x 8'7"

Property Information:

- 2026 Property Taxes: \$7,785.37
- Closing Date: TBD
- Lot Size: 40ft x 100ft

Approx Monthly Utility Costs:

- Water: \$100/Every 2 Months
- Gas: \$97/M
- Hydro: \$130/M

Neighbourhood Highlights:

- Highly bikeable with excellent access to local cycling paths
- Close to Hampton Park and various neighbourhood parks, offering excellent paths, woods, and community structures
- Short distance from the Ottawa River pathway network and Westboro Beach for summer recreation
- Walking distance to the vibrant shops, trendy boutiques, popular cafes, and diverse restaurants of Westboro Village

