



46 GLENCAIRN AVE

RIDEAU GARDENS

Create a great life on Glencairn!! This wonderful opportunity is situated on a street lined with a cathedral of mature trees. This long time family home has been well cared for and proudly prepped for the open market for the next family to make decades of memories here. The lot is one of the largest in the area and the original 'Rideau Gardens' home was extended to provide that extra space. We welcome you to decompress and enjoy this sanctuary in the city.

\$895,000

**MLS:1210761**

Property Type:  
Detached, 2 Storey

Bedrooms: 5

Bathrooms: 2

**MARLAND TEAM** | **613.238.2801** | **robmarland.com**

ROB MARLAND - BROKER OF RECORD

*The information in this document is believed to be accurate but is not warranted*

**ROYAL LEPAGE**  
Performance  
Marland Realty, Brokerage  
MEMBER OF THE REALTOR® ASSOCIATION



# 46 GLENCAIRN AVE

## RIDEAU GARDENS



ROOMS	LEVELS	DIMENSIONS
Living Room	Main	11'8" x 18'2"
Dining Room	Main	8'3" x 10'7"
Kitchen	Main	10'2" x 11'2"
EatIn Area	Main	11'5" x 10'9"
Bathroom	Main	4 Piece
Bedroom	Main	11'10" x 9'9"
Bedroom	Second	11'9" x 12'4"
Bedroom	Second	9'10" x 11'11"
Bathroom	Second	4 Piece
Bedroom	Second	11'9" x 14'11"
Bedroom	Second	9'5" x 14'3"
Den/Office	Second	8'11" x 9'10"

### INFORMATION:

- Lot Size: 50 ft x 109.66
- Closing Date: TBD
- 2020 Property Tax Amount: \$7,715.57

### HIGHLIGHTS:

- Location!
- Opportunity
- Large Lot Size

### INCLUSIONS:

- Dishwasher
- Refrigerator
- Stove

### RENTAL ITEMS:

- Tankless Water Heater







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TOP 1% FOR ROYAL  
LEPAGE IN CANADA\*

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