



This home exudes exceptional, with a timeless modern vibe and sought-after location! Recently renovated, architectural designed and featured in Ottawa Magazine. The main level is anchored by a custom kitchen that flows out to backyard oasis 140' lot with mature trees and laneway leading to Echo Drive. This sun-filled home features 10' ceilings, ample windows, and incredible exposure. Open concept design continues from kitchen to dining room, bespoke powder-room, past a 2-sided marble surround gas fireplace, into a bright living room with front balcony and unencumbered southwest views. The upper level offers a large principal bedroom with private balcony, 2 walk-in closets, and an elegant ensuite. Completing the upper floor are 2 bedrooms and a full bath with soaker tub. The foyer is perfect for welcoming guests or unloading from an outdoor adventure with easy access to the garage, ample storage and thoughtfully designed ground floor home office, family room or gym with 3-piece bath.

Property Type: Semi-Detached, 3 Storey

Bedrooms: 3 Bathrooms: 4



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90 RIVERDALE AVE

CANAL DISTRICT

ROOMS	LEVELS	DIMENSIONS
Foyer	Main	13'7" × 7'8"
Rec Room/Office/Gym	Main	13'9" x 18'9"
Bathroom (3 Piece)	Main	4'9" × 7'9"
Laundry (rough-in on 3rd floor)	Main	
Storage	Main	
Garage	Main	
Living Room	Second	19'5" × 13'6"
Dining Room	Second	13'9" ×13'3"
Kitchen	Second	17'9" x 11'4"
Eating Area	Second	6′5″ x 11′8″
Bathroom (2 Piece)	Second	4'9" x 5'2"
Bedroom	Third	13'4" × 9'1"
Bedroom	Third	17'2" × 10'1"
Family Bath (3 Piece)	Third	10'2" × 6'4"
Principal Bedroom	Third	17'6" × 15'2"
Ensuite (4 Piece)	Third	7′7″ x 6′9″

PROPERTY INFO:

• Lot Size: 25 ft x 139 ft

• Closing Date: TBD

• 2022 Property Tax Amount: \$8,793.80

INCLUSIONS:

- Dishwasher
- Washer
- Dryer
- Refrigerator
- Stove
- Hot Water Tank

EXCLUSIONS:

• Dining Room Light Fixture

















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