



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

A Timeless Treasure in the Heart of Lindenlea

Nestled within the storied charm of Lindenlea—one of Canada's first planned communities, circa 1920—this thoughtfully renovated and expanded residence offers a rare opportunity to own a piece of history while enjoying every modern luxury. Located just steps from serene park spaces and the vibrant Beechwood Village, this exceptional 5-bedroom, 3-bathroom home is where heritage meets contemporary living.

Overflowing with character, this sun-filled home showcases original hardwood floors, generous living spaces, and a layout ideal for both daily living and elegant entertaining. At its heart lies a stunning custom kitchen, complete with stone countertops and high-end finishes—perfect for culinary creations and gatherings with loved ones.

The formal living and dining area exudes timeless sophistication, ideal for both elegant entertaining and quiet reflection. Just beyond, the inviting family room features a cozy natural wood fireplace and opens seamlessly to a beautifully landscaped backyard. With its expansive deck and peaceful ambiance, this outdoor retreat is perfect for relaxed evenings or lively summer gatherings.

Upstairs, discover 4 bedrooms including a tranquil primary suite with soaring ceilings, serene views, and a versatile dressing or sitting area. One additional bedroom on the lower level provide flexibility for guests, home offices, or growing families.

Ideally situated in a peaceful enclave near the Lindenlea Community Centre, tennis courts, and top-tier schools, this home blends prestige, comfort, and convenience. Whether you're strolling to local markets, dining at nearby bistros, or simply enjoying the canopy-lined streets, life in Lindenlea is as enriching as it is picturesque.

Live where history, elegance, and modern living come together—this is Lindenlea at its finest.

Property Details

ADDRESS: 19 Elmdale Avenue, Ottawa Ontario K1M 1A3
TYPE: Single Family Detached 2+ Storey Residential
LEGAL DESCRIPTION: PCL 108-1, SEC 4M-51; LT 108, PL 4M-51; OTTAWA/GLOUCESTER

SQ. FT:	2,118 Sq ft. above ground (MPAC)
BEDROOMS:	5; 4 Upper floor, 1 lower floor.
BATHS:	3; Upper floor has 1-4 pcs and 1-3 pcs., Lower floor has 1-2 pcs,
LAUNDRY:	Lower floor laundry.
BASEMENT:	Bedroom, laundry, bathroom 2pcs, utility & workshop rooms.
AGE:	105 years, 1920 (MPAC) Updated in 1987.
ELECTRICAL:	Breaker Panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.

FLOORS:	Hardwood, carpet, tile, concrete.
CEILINGS:	Drywall and Plaster.
WINDOWS:	Vinyl.
EXTERIOR:	Hardboard & Brick.
INTERIOR:	Drywall and Plaster.
PARKING:	Carport finished driveway = 2 spots.
LOT SIZE:	60' x 75.08' (Original Plan of Sub.)
ZONING:	R1QQ (1493)
TAXES:	\$8,800.00 - 2024 (MPAC)
ROLL # / PIN #:	061401020156300 / 042240046
HEATING:	Forced air natural gas.
COOLING:	Central A/C.
WATER/WASTE:	Municipal.
LOT DESCRIPTION:	Mature trees, close to parks, schools and Beechwood Village.
INCLUSIONS:	Fridge, stove, dishwasher, washer & dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000.00
SUGGESTED CLOSING:	Immediate.

Visit Website:

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