



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 33 Ralphpark Street in Stittsville!

Located in a quiet suburban setting with easy access to shopping and amenities and only 30 minutes from downtown Ottawa, this 2-story single family home with a double wide attached garage and finished basement offers a lot in the way of amenities and value.

Built in 2003, the main floor features a bright, airy open concept design that includes a working kitchen/dining room that opens to the private rear deck, a large family room with a built-in fireplace, a dedicated laundry room, formal dining room (or home office space), and a 2-piece bath.

Upstairs you will find an extra-large 4-piece main bath along with 3 generously sized bedrooms – the Primary features a walk-in closet and ensuite bath with separate soaker tub.

The finished basement offers a large recreation room, additional bedroom, 3-piece additional bath, and storage and utility rooms.

The fenced in private rear yard offers a large deck, natural gas barbecue hook up, and garden shed.

With its location and features, with your own finishing touches, 33 Ralphpark could be the ideal spot to call your next home!

Property Details

ADDRESS: 33 Ralphpark Street, Ottawa, Ontario K2S1N1

TYPE: Single family residential

LEGAL DESCRIPTION: PART OF LOT 18 PLAN 633, PART 1 PLAN 4R17223. FORMERLY GOULBOURN, NOW OTTAWA.

SQ. FT:	2,221 above grade, 1041 below grade.
BEDROOMS:	4+1; 4 beds on second floor including primary with walk-in closet and 4 piece ensuite bath, 1 additional bedroom on the basement level.
BATHS:	4; 4-piece main bath on second floor, 4 piece ensuite in primary bed including separate soaker tub, 2 piece bath on main floor, 3 piece bath on basement level.
LAUNDRY:	Dedicated laundry room on main floor.
BASEMENT:	Full; fully finished to include a large recreation room, 3-piece bath and additional bedroom.
AGE:	20 years (2003).
ELECTRICAL:	100-amp breaker panel.
ROOF:	Asphalt shingle – New in 2022.
FOUNDATION:	Concrete block.
FLOORS:	Hardwood, carpet, ceramic, vinyl, concrete.
CEILINGS:	Drywall, stucco.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, vinyl siding.
INTERIOR:	Drywall.
PARKING:	Double wide private driveway (asphalt).
GARAGE:	Attached double wide garage with oversized garage door and electric door opener.

LOT SIZE:	54.67'x 99.85' (Geowarehouse).
ZONING:	R1D.
TAXES:	\$5349.71 (2023).
ROLL #:	061427281012402.
PIN #:	044520388.
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air conditioning.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
HOME INSPECTION:	Full version available at www.gogordons.com .
LOT DESCRIPTION:	Corner lot, mature trees, fenced in, landscaped.
CHATELS INCLUDED:	Fridge, stove, washer, dryer.
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	\$20,000
SUGGESTED CLOSING:	Immediate.

Visit Website:

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