



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at [gogordons.com](https://www.gogordons.com)

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 25 Eastpark Drive, a beautifully maintained family home in the heart of Blackburn Hamlet - one of Ottawa's most sought-after communities.

Surrounded by the protected Greenbelt and just 15 minutes from downtown, this exceptional neighbourhood offers the perfect blend of nature, convenience, and village charm. Lovingly cared for by the same owners for many years, this warm and inviting 3+1 bedroom, 3-bathroom home is designed for comfortable family living. Natural light fills the spacious interior, highlighting the beautiful hardwood floors and generous principal rooms. The bright living and dining areas are perfect for entertaining, while the custom eat-in kitchen features granite countertops, quality cabinetry, stainless steel appliances, and a sunny eating area overlooking the private backyard. The adjoining family room, complete with a cozy wood-burning fireplace, provides the perfect place to relax.

Upstairs, you'll find three spacious bedrooms, including a primary suite with his-and-hers closets and a convenient ensuite. A full bathroom serves the additional bedrooms. The finished lower level offers a large recreation room, a fourth bedroom ideal for guests or a home office, plus an expansive storage and utility area.

Step outside to your own private backyard oasis with mature landscaping, creating the perfect setting for summer barbecues, family gatherings, or quiet evenings outdoors. An attached garage and excellent storage complete this exceptional home.

Blackburn Hamlet is known for its strong sense of community, excellent schools, parks, recreation facilities, and extensive walking and cycling trails. Everyday conveniences-including grocery stores, restaurants, banks, pharmacies, medical and dental offices-are all within walking distance, offering a lifestyle that is increasingly rare.

25 Eastpark Drive is a wonderful opportunity to enjoy everything Blackburn Hamlet has to offer.

PROPERTY DETAILS

ADDRESS: 25 Eastpark Drive, Ottawa ON K1B 3Z6

TYPE: Single family residential

LEGAL DESCRIPTION: LT 886, PL 844 ; S/T
CT116501,CT117420 GLOUCESTER

SQ. FT:	1,762 sq ft above grade; 1,098 sq ft below grade (MPAC)
BEDROOMS:	4; 3 on second floor, 1 in basement
BATHS:	3; 2-Piece on main floor, 4-piece second floor, 2-piece ensuite second floor
LAUNDRY:	Basement
BASEMENT:	Finishes with recreation room, 4 th bedroom/office, storage/utility rooms
AGE:	55 years - 1971 (MPAC)
ELECTRICAL:	Breaker panel
ROOF:	Asphalt shingles
FOUNDATION:	Concrete
FLOORS:	Hardwood, parquet wood, ceramic tile, carpet, cement
CEILINGS:	Textured
WINDOWS:	Vinyl
EXTERIOR:	Brick and Vinyl
PARKING:	Paved single drive with bump out for 3 cars
GARAGE:	Single attached for 1 car
LOT SIZE:	54.93' x 99.88' (GeoWarehouse)
ZONING:	Neighbourhood Zone 1

PROPERTY DETAILS *continued*

TAXES:	\$5,304.68 2026
ROLL #:	061460017727400
PIN #:	043960040
HEATING:	Forced air – natural gas
COOLING:	A/C
RENTALS:	Tankless hot water system, water treatment system and mini split - Any registered encumbrances that are required to be discharged will be satisfied by the seller on or before closing or by way of seller's solicitor's undertaking to have them removed after closing.
WATER:	Municipal
WASTE:	Municipal
HOME INSPECTION:	Full version available at: www.gogordons.com
LOT DESCRIPTION:	Mature trees, gardens, private, quiet street
INCLUSIONS:	Refrigerator, stove, built in microwave, dishwasher, washer, dryer (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate



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