

502 PERTH AVENUE

3 BED + 3 BATH

1,253 SQ. FT +
757 SQ. FT LOWER

LOT SIZE: 17 X 82 FEET

SEMI-DETACHED

Listed by
Lisa Bednarski, Sales Representative





HOME WITH SUBSTANCE SEEKS STYLISH NEW OWNERS IN JUNCTION TRIANGLE

This three bedroom, three bathroom home on Perth Avenue is ready for anything. Well cared for, with good bones in a stellar neighbourhood, this family home has had all the big stuff done. Updated wiring, newer roof and furnace, means you can concentrate on the fun stuff. Change a little, or a lot to make this amazing space the forever home you've been waiting for. Or just move in and love it without worry. The main floor addition brought lots of extra space, with a mud room and full bath. Good sized bedrooms are perfect for a growing family or those who live and work at home. There's a finished basement. And, you can sit back and enjoy a lovely little yard with room for a patio and a garden. All in the city's next "where to buy now" neighbourhood.

WHAT ARE THE 5 BEST THINGS ABOUT THIS HOME?

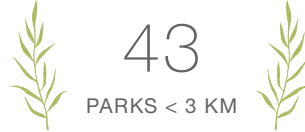
1. **The "hard" stuff is already done** — all the unsexy work like updating the wiring (fear not of knob and tube) as well as a newer roof and furnace.
2. **Solid bones.** This house is well maintained and great layout. It's been given a refresh; and now it's ready for your personal stamp.
3. **You can just move in...** then update now or over time as your time and budget allow.
4. **More functional space** on the main floor thanks to an addition that brought a mud room and full bath.
5. **Room for everyone** with good-size bedrooms, perfect for a growing family.

JUNCTION TRIANGLE

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



43
PARKS < 3 KM
GREEN SCENE



RAIL LINES < 1 KM

COMMUTE



BUS LINES < 1 KM



LOCATIONS < 1.5 KM

CAR SHARE



FIDO FACTOR

3 < 1 KM

GROCERY STORE



34

CAFÉS < 1 KM



JAVA JOLT

1

STARBUCKS < 1 KM



MAKING THE GRADE

CARLETON VILLAGE JUNIOR AND SENIOR
SPORTS AND WELLNESS ACADEMY
OAKWOOD COLLEGIATE INSTITUTE
WESTERN TECHNICAL SCHOOL



76



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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