

# Property Description

**\$874,900**

**44 Hertridge Street, Ottawa, Ontario K1S 0G9**

Residential • 2 Storey • Beds: 3 • Baths: 1.5 • MLS®: X12088895 • Year Built: 1951  
Taxes: \$6,135 / 2025 • Sq. Footage: 1284 ft • Lot Size: 34 x 66

View virtual tour at  
**VISUAL4SALE.COM**  
Enter: **V4S#355260**



Nestled on a quiet side street in the heart of desirable Old Ottawa East, this charming 2 storey home offers comfort, character & convenience. Just steps away from trendy shops, restaurants & amenities. Easy access to universities, public transit & the scenic Rideau River & Canal (w/nearby footbridges) ideal location for a vibrant, active lifestyle. Inside, the home welcomes you w/a spacious open-concept living/dining area, bright sunroom, 3 season back porch, & fully updated kitchen. 3 bedrooms & updated full bath on 2nd floor. 1 bedroom has steps leading up to a spacious loft. Basement with large rec room, laundry, storage. Don't miss your chance to own this home in one of Ottawa's sought-after neighbourhoods!

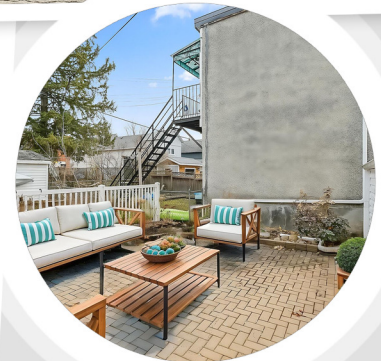


Real Estate...Its All About YOU!

**Irene Bilinski**  
REALTOR ®  
**Direct: 613-858-1151**  
irene@irenebilinski.com



**Remax Hallmark Realty Group**  
4366 Innes Road  
Ottawa, Ontario, K4A 3W3



[www.irenebilinski.com](http://www.irenebilinski.com)

Office: 613-858-1151