

\$899,999 - 440 Smyth Road, Ottawa

MLS® #X12147212

\$899,999

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

3606 - Alta Vista/Faircrest Heights, Ottawa,
Ontario

This thoughtfully equipped bungalow is designed for comfort, accessibility, and convenience, located across from CHEO, the General Hospital and all essential amenities. The main floor offers an open-concept layout that creates a bright and welcoming atmosphere, ideal for both daily living and entertaining. A spacious kitchen flows seamlessly into the living and dining areas, providing plenty of room for gatherings or quiet nights at home. The primary bedroom is also located on the main floor, offering both convenience and privacy. It features a wheelchair-accessible ensuite bathroom with a modified, barrier-free shower, and a ceiling lift to support mobility needs. Accessibility is further enhanced with door openers at select entryways and a wheelchair elevator that connects the garage to the main floor and basement. Downstairs, the finished lower level includes a generous living area, bar, ample storage, and an additional bedroom with its own ensuite perfect for extended family or guests. Outside, a wheelchair ramp provides easy access to the large backyard, which features a patio and an above-ground pool for outdoor enjoyment. The home also includes a 2024 hot water tank, 2020 air conditioning, and a double-sealed oil tank. Smart environmental controls add comfort and efficiency to this well-appointed, accessible home. Move in and enjoy all the thoughtful features this home offers, while adding your



personal touch to make it truly your own.
(id:6289)

Essential Information

Listing #	X12147212
Price	\$899,999
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	440 Smyth Road
Subdivision	3606 - Alta Vista/Faircrest Heights
City	Ottawa
Province	Ontario
Postal Code	K1H5A4

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Sewer
Features	Wheelchair access
Parking Spaces	9
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Blinds, Dryer, Freezer, Oven, Stove, Washer, Refrigerator
Heating	Other Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Has Basement Yes

Exterior

Exterior Brick
Lot Description 90 x 103.5 FT|under 1/2 acre
Foundation Poured Concrete

Listing Details

Listing Office EXIT REALTY MATRIX



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 24th, 2025 at 3:16pm PDT