

WELCOME TO...

5518 Osgoode Main St.

Located in the charming village of Osgoode, this versatile 2-bedroom, 2-bath home offers incredible potential with desirable VM mixed-use zoning, allowing for residential, investment, or future commercial use.

The bright open-concept layout features a spacious living area, large kitchen, dining nook, and convenient main-floor laundry. Upstairs offers 2 comfortable bedrooms, including a primary with private ensuite.

Situated on a large lot with an oversized deck, perennial gardens, and detached garage with workshop potential, this property offers endless possibilities in a prime growing community location.



2 Bedrooms

2 Bathrooms

2 Car Garage

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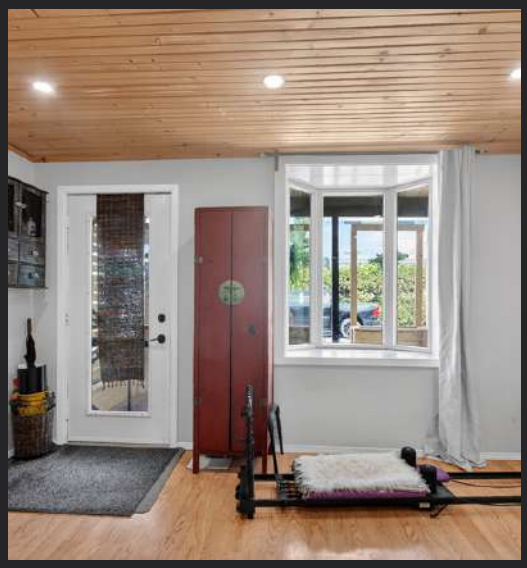


CHARMING FRONT PORCH

The welcoming front porch offers the perfect place to relax and enjoy the charm of village living. Complemented by a charming front garden, this inviting space creates a warm first impression and is ideal for morning coffee, quiet evenings, or greeting guests.









INVITING LIVING SPACE

Step inside the welcoming entrance into a bright and inviting living room designed for everyday comfort. Large windows fill the space with natural light, while the stylish flooring, pot lights, and elegant architectural details create a warm and modern atmosphere perfect for relaxing or entertaining.









SPACIOUS & FUNCTIONAL KITCHEN

The spacious kitchen is thoughtfully designed with ample cabinetry, extensive counter space, and a cozy dining nook, offering both functionality and comfort. Perfect for everyday living and entertaining, this bright space seamlessly connects to the main living areas for an easy, open-concept flow.









COMFORTABLE UPPER-LEVEL RETREAT

The upper level features two comfortable bedrooms, including a spacious primary retreat complete with its own private 2-piece ensuite. Thoughtfully laid out for both comfort and functionality, this level offers a warm and inviting space to unwind at the end of the day.









PRIVATE BACKYARD OASIS

Step outside and enjoy the spacious backyard featuring an oversized deck, plenty of green space, and room to relax, entertain, or garden. The detached garage and storage shed add excellent functionality, offering space for hobbies, storage, or workshop potential. Whether hosting family and friends or enjoying a quiet evening outdoors, this versatile outdoor space offers endless possibilities.



Have A Real Estate Question?

We're here to help. Call us at 613.324.3307 or email Andrew@BethandAndrew.ca

IT'S ALL IN THE DETAILS

2 Bedrooms

2 Bathrooms

2+ Car Garage

Property Type: Detached

Year Built: 1940

Neighbourhood: Osgoode

A/C: Central Air

Heating: Forced Air | Gas

Water/ Sewer: Drilled Well | Septic

Taxes/Year: $2563 / 2026

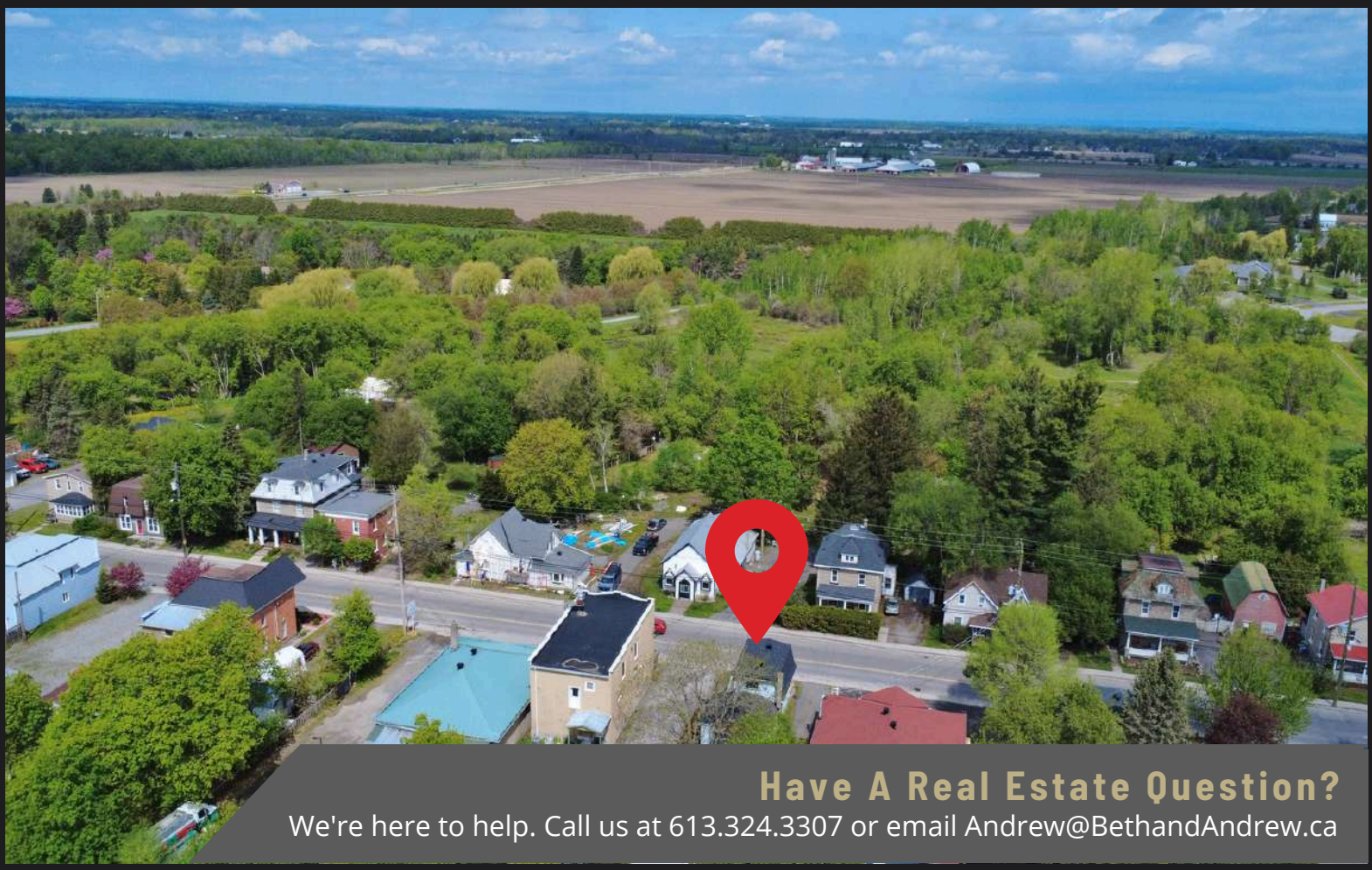
Utilities:
- Hydro approx.: $90 / month
- Heat approx.: $75 / month

Inclusions: Fridge, stove, washer, dryer, all light fixtures, hot water tank, all drapery rods

Exclusions: All window curtains

Rental Items: None

Information herein deemed reliable but not guaranteed.



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RENOVATIONS & UPGRADES

2026
- New roof & vents
- Kitchen sink filter

2024
- Fridge
- Water heater
- Well pump

2021
- Washer & dryer

2020
- Privacy wood fencing

2018
- 2 sheds on each side of backyard

2016
- New foundation on west wall
- Recememeted basement floor & spray foam insualtion
- All new electrical
- Install pine ceiling
- Stairs widened

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 15 recreation facilities within a 20 minute walk from this address.



Peace Park
5555 Osgoode Main St
2 mins

Joella Park
5565 Joella Cres
7 mins

Osgoode Village Park / Stuart Holmes Arena
5660 Osgoode Main St
7 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds	3 Ball Diamonds
1 Arena	1 Community Centre
2 Rinks	1 Skateboard Park
2 Tennis Courts	1 Trail
2 Basketball Courts	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 9 minute walk away.

Nearest Street Level Transit Stop
Osgoode At Logan Farm
9 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 15km.

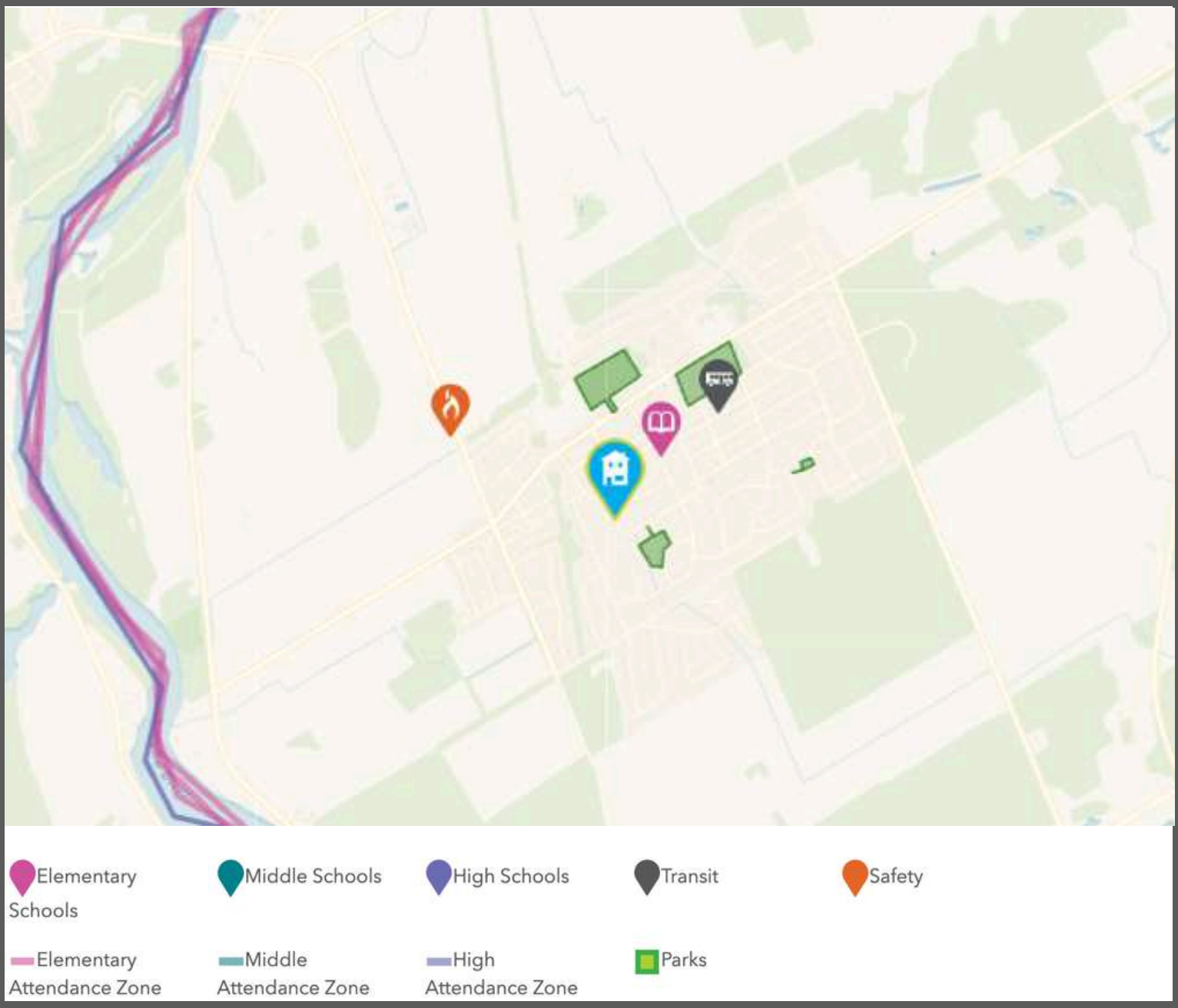
Kemptville District Hospital
2675 Concession Rd

Fire Station
3110 Nixon Dr

Police Station
236 County Rd 44

5518 Osgoode Main St.
Osgoode, ON.

MAP OUT THE NEIGHBOURHOOD



5518 Osgoode Main St.

Osgoode, ON.

SCHOOL REPORT

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Osgoode PS
Designated Catchment School
Grades PK to 6
5590 Osgoode Main St

Castor Valley ES
Designated Catchment School
Grades PK to 8
2630 Greys Creek Rd

Osgoode Township HS
Designated Catchment School
Grades 9 to 12
2800 8th Line Rd

Metcalfe PS
Designated Catchment School
Grades PK to 8
2701 8th Line Rd

ÉP Rivière-Rideau
Designated Catchment School
Grades PK to 12
51 Academic Cres

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Clifford Bowey PS
Designated Catchment School
Grades PK to 12
1300 Kitchener Ave

Riverview Alternative School
Designated Catchment School
Grades PK to 6
260 Knox Crescent

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Mark HS
Designated Catchment School
Grades 7 to 12
1040 Dozois Rd

St. Leonard School
Designated Catchment School
Grades PK to 6
5344 Long Island Rd

ÉSC Pierre-Savard
Designated Catchment School
Grades 7 to 12
1110 Longfields Dr

ÉÉC Sainte-Thérèse-d'Avila
Designated Catchment School
Grades PK to 8
9575 Marionville Rd

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