



WELCOME TO...

255 Deercroft Ave

This bright end-unit stacked townhouse offers the perfect blend of space, style, and flexibility, with 2 bedrooms, 2 bathrooms, and a versatile den for work or relaxation. The open-concept main floor features a modern white kitchen, hardwood and ceramic flooring, and abundant natural light, along with a covered balcony for private outdoor living.

Fresh updates throughout give the home a clean, move-in-ready feel. Ideally located in a walkable, connected neighbourhood, you're just steps to parks, shops, restaurants, transit and everyday amenities—everything you need within a convenient 10-minute reach.



2 Bedrooms



2 Bathrooms

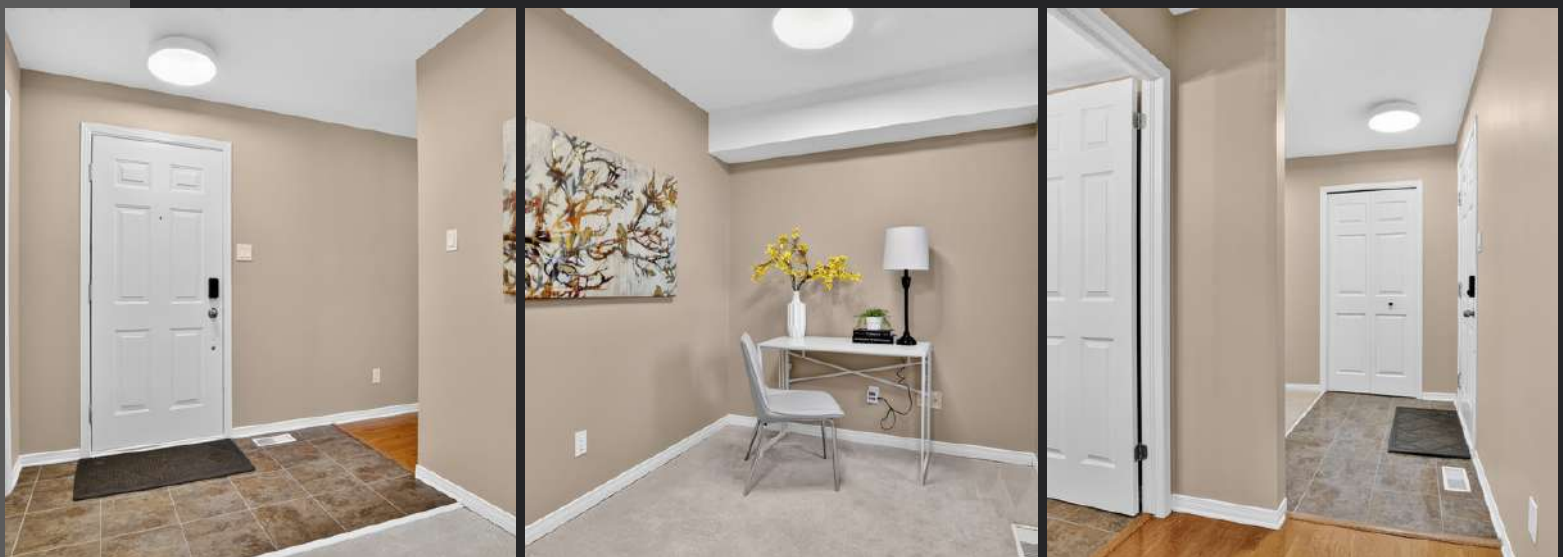


1 Parking Space



BETH BONVIE

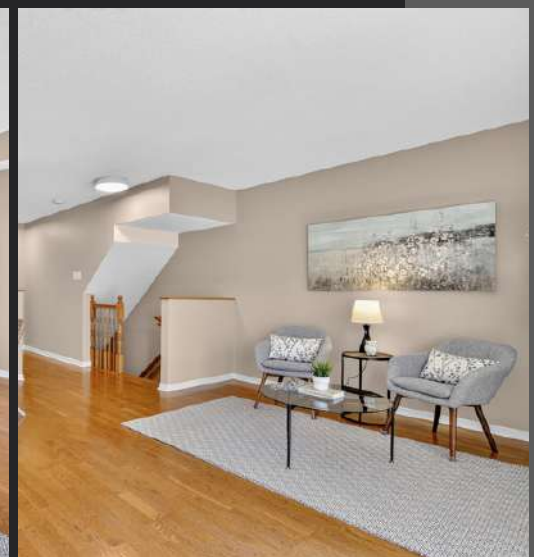
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FUNCTIONAL FOYER WITH BONUS FLEX SPACE

Welcome in through the covered front entrance, offering both charm and everyday practicality. Inside, you're greeted by a welcoming foyer with a convenient closet and a flexible space that can easily adapt to your needs—whether as a home office, playroom, mudroom, or additional storage area. This entryway sets the tone for a home that balances function and comfort from the moment you arrive.





BRIGHT LIVING SPACE

Filled with natural light, the living room features a large window overlooking the rear balcony, creating a bright and airy atmosphere throughout. The seamless connection to the outdoor space enhances everyday living, whether you're enjoying quiet mornings or hosting guests. Rich hardwood floors add warmth and elegance, tying the space together with a clean, timeless feel.

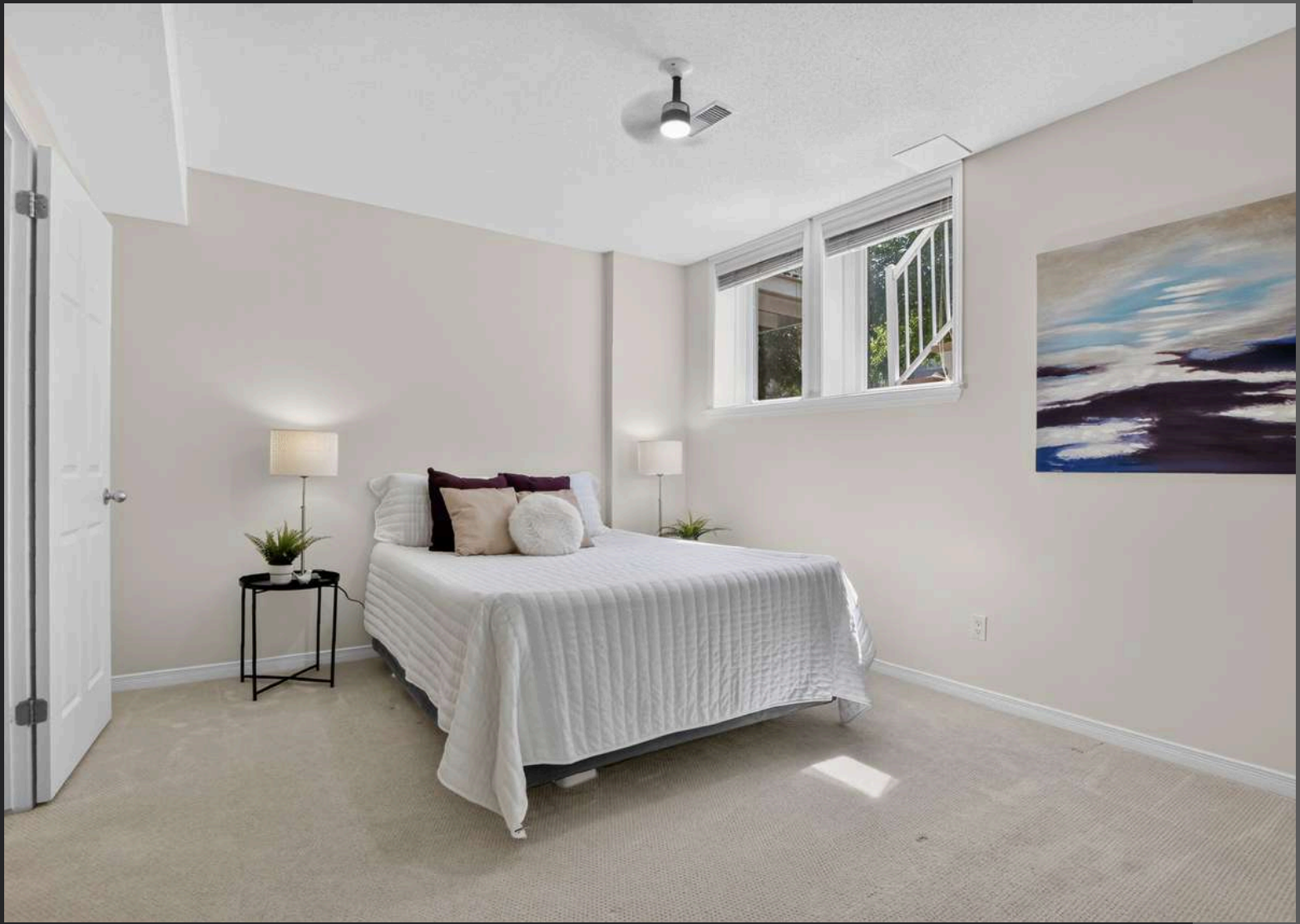




CONTEMPORARY KITCHEN

The stylish white kitchen is both functional and inviting, featuring clean lines and ample cabinetry for storage. Thoughtfully designed, it offers plenty of prep space and flows seamlessly into the open-concept living and dining areas—perfect for everyday living and easy entertaining.

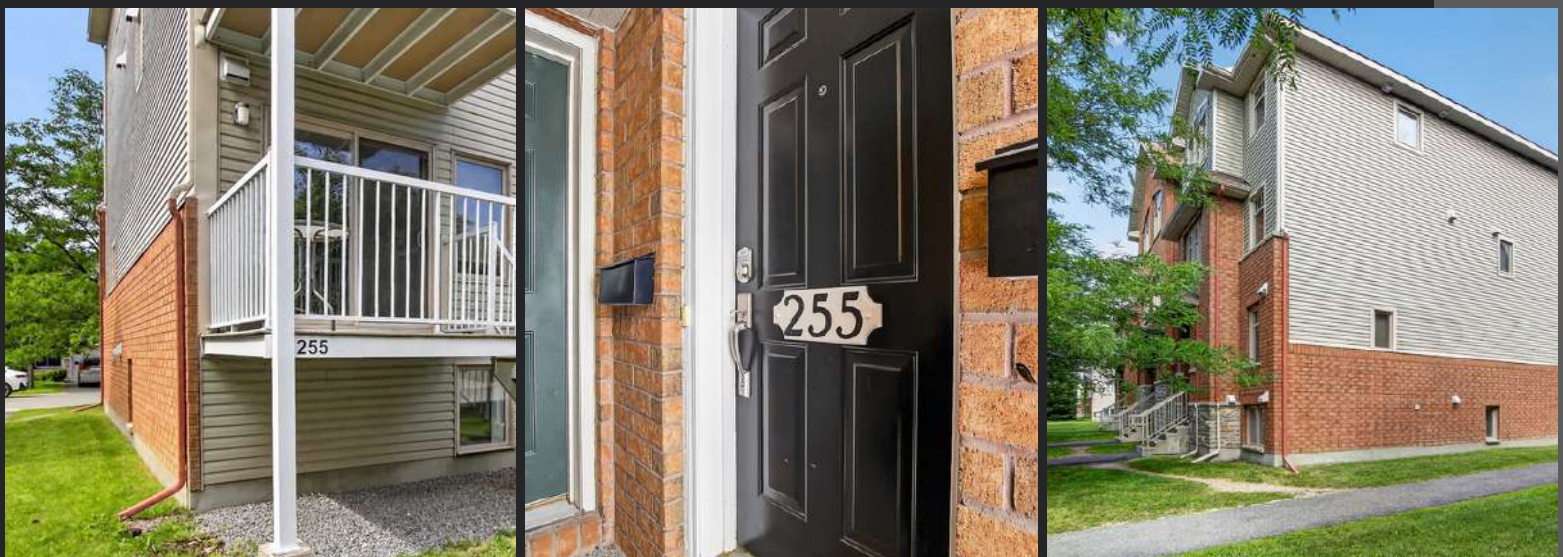




LOWER LEVEL RETREAT

The lower level offers two comfortable bedrooms and a full bathroom, providing a peaceful and practical living area. The primary bedroom features full wall of closets and direct access to the bathroom 'cheater ensuite'. Recent luxury broadloom adds warmth and comfort underfoot, while the in-unit laundry adds everyday convenience, making this space both functional and move-in ready.





CONVENIENT PARKING & LOCATION

Enjoy designated parking directly behind the home, with an additional visitor spot adjacent, making arrivals and hosting effortless. Situated in a friendly, well-connected neighbourhood, everything you need—parks, shops, and restaurants—is within easy reach, combining practicality with a welcoming community feel.





Have A Real Estate Question?

We're here to help. Call us at 613.762.1048 or email Beth@BethandAndrew.ca

IT'S ALL IN THE DETAILS



2 Bedrooms

Property Type: Condo Townhouse

Neighbourhood: Barrhaven

A/C: Central Air

Heating: Forced Air

Water/ Sewer: Municipal

Taxes/Year: \$2,793.01 / 2026

Condo Fees: \$418.55

Utilities:

- Heat approx.: \$80
- Hydro approx.: \$95
- Water/Sewer approx.: Included in condo fees



2 Bathrooms

Inclusion: Fridge, stove, dishwasher, washer and dryer.

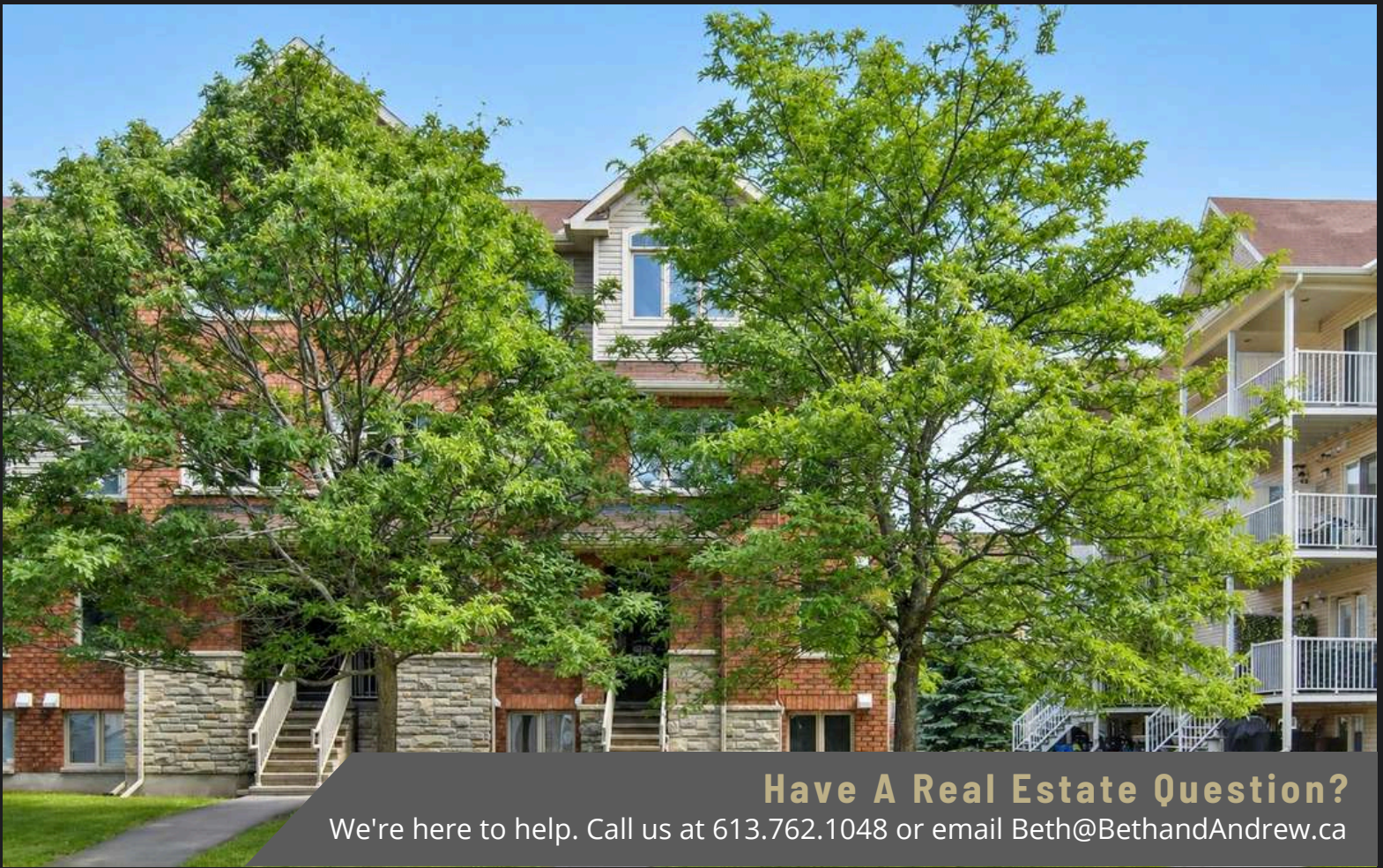
Exclusion: white drapes in living room

Under Contract: Hot water heater and furnace (2023)

- Reliance (furnace and hot water tank) - \$159/month (tax included)



1 Parking Spot



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PROPERTY HIGHLIGHTS

- Sunny end unit with extra windows and natural light from large windows
- 2 bedrooms, 2 bathrooms, PLUS Den/office space
- Open-concept main floor with hardwood and ceramic tile
- Contemporary white kitchen
- In-unit laundry
- Recent broadloom on stairs and lower level
- Main bath accessible via second-entry from primary bedroom
- Full wall of closets in primary bedroom
- High ceilings on bedroom level
- Freshly painted throughout with updated light fixtures
- Covered front entry
- Move-in ready
- Designated parking with an adjacent visitor spot
- Convenient rear outdoor space and storage area
- Walkable neighbourhood, all within 10 minutes to local amenities
- Quick access to the Transitway and the added value of the future LRT station nearby

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 6 recreation facilities within a 20 minute walk from this address.



 **Rodeo Park**
175 Rodeo Dr


 **North Harrow Park**
32 North Harrow Dr



2 mins

 **Mancini Park**
110 Mancini Way



9 mins


8 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	1 Ball Diamond
1 Rink	1 Sports Field
2 Tennis Courts	1 Splash Pad
1 Basketball Court	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 2.9 km away, and the nearest street transit stop is a 3 minute walk away.

 **Nearest Rail Transit Stop**
Fallowfield

 **Nearest Street Level Transit Stop**
Strandherd At Longfields


3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 10km.

 **Queensway Carleton Hospital**
3045 Baseline Rd

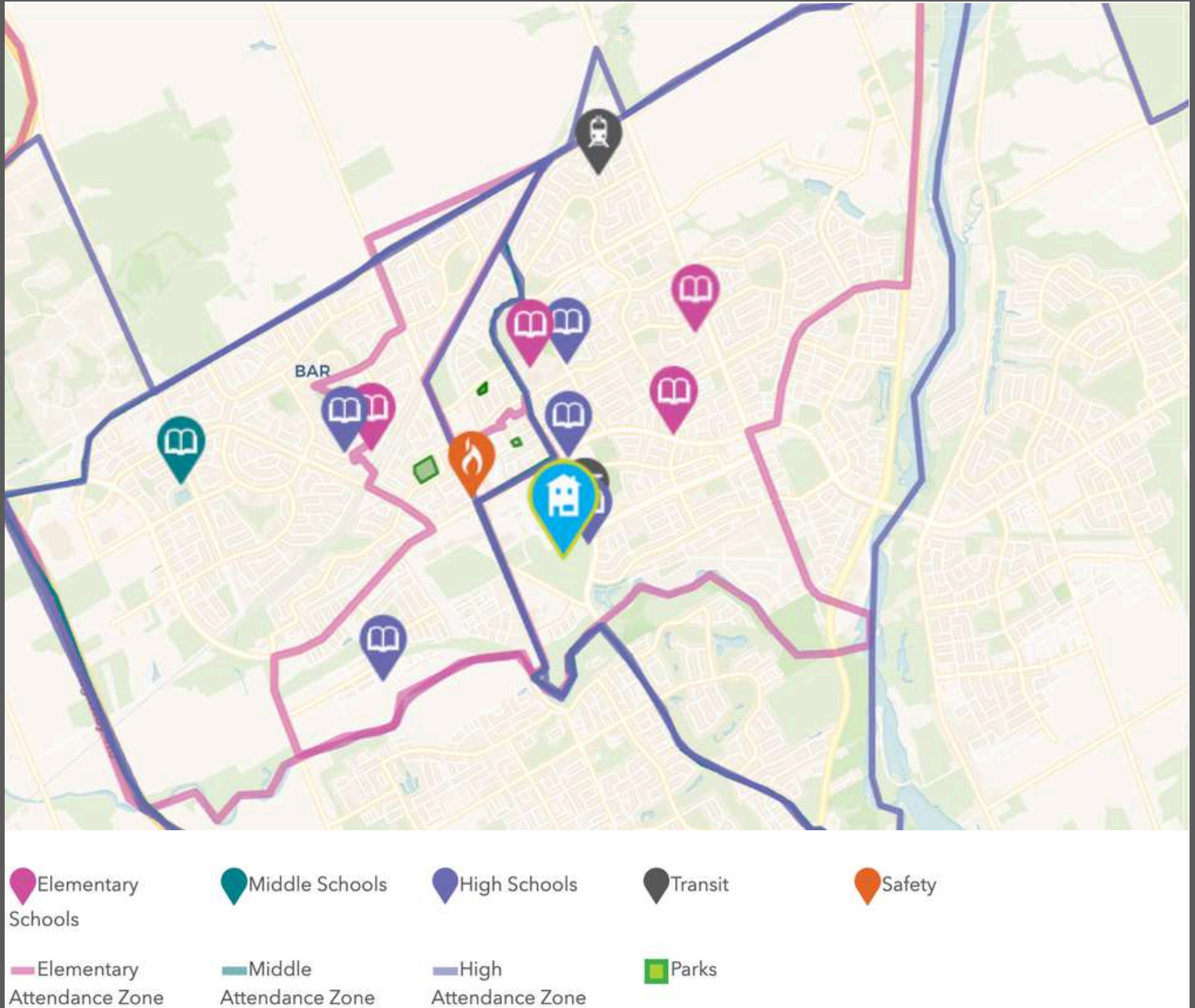
 **Fire Station**
1075 Greenbank Road

 **Police Station**
2670 Queensview Drive

255 Deercroft Ave
Nepean, ON



MAP OUT THE NEIGHBOURHOOD



255 Deercroft Ave
Nepean, ON



SCHOOL REPORT

PUBLIC SCHOOLS

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

Longfields-Davidson

Heights SS

Designated Catchment School
Grades 7 to 12
149 Berrigan Dr

Jockvale ES

Designated Catchment School
Grades PK to 6
101 Malvern Dr

John McCrae SS

Designated Catchment School
Grades 9 to 12
103 Malvern Dr

ÉEP Michaëlle-Jean

Designated Catchment School
Grades PK to 6
11 Claridge Dr

Cedarview MS

Designated Catchment School
Grades 7 to 8
2760 Cedarview Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Sir Guy Carleton SS

Designated Catchment School
Grades 9 to 12
55 CentrepoinTE Dr

Elizabeth Wyn Wood

Secondary Alternate

Grades 9 to 12
20 Rossland Ave

CATHOLIC SCHOOLS

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

ÉSC Pierre-Savard

Designated Catchment School
Grades 7 to 12
1110 Longfields Dr

Monsignor Paul Baxter School

Designated Catchment School
Grades PK to 6
333 Beatrice Dr

ÉÉC Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
601 Longfields Dr

St. Mother Teresa Catholic HS

Designated Catchment School
Grades 7 to 12
440 Longfields Dr

PRIVATE SCHOOLS

The private schools nearest you are:



Ottawa Christian School

Grades PK to 8
255 Tartan Dr

Christian Learning Center

Grades PK to 8
500 Bride Private

Tarbiyah Learning

Grades PK to 8
3990 Old Richmond Rd

Abraar Elementary School

Grades PK to 6
70 Fieldrow St

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