



WELCOME TO...

130A Lindenshade Dr

Welcome to this bright and impeccably maintained 2-bedroom, 2-bath terrace home, *Juliet II model*, in the heart of Barrhaven, featuring a rare underground parking space for year-round comfort and convenience. This east-facing unit offers an open-concept layout filled with natural light, updated flooring, and modern finishes throughout, along with custom blinds and upgraded light fixtures.

Downstairs, you'll find two spacious bedrooms, a full 4-piece bathroom, and in-unit laundry with additional storage. Ideally located just steps from shops, restaurants, parks, schools, and transit, this move-in ready home offers excellent walkability and low-maintenance living in a quiet, well-kept community.



2 Bedrooms



2 Bathrooms



1 Underground Parking



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BRIGHT & OPEN FOYER

Step into a bright, tiled foyer featuring ample closet storage, a hidden shoe rack and a warm, inviting feel. Filled with natural light, this entry space offers a practical and stylish first impression, with direct access to the main level and a convenient walk-up entrance.





OPEN CONCEPT LIVING

Enjoy a bright and spacious open-concept main level featuring a seamless flow between the living and dining areas, perfect for both everyday living and entertaining. Large windows fill the space with natural light, enhancing the warm and inviting atmosphere throughout. Updated in 2024, easy-care laminate flooring runs throughout the main level, complementing the modern finishes and clean, contemporary design.

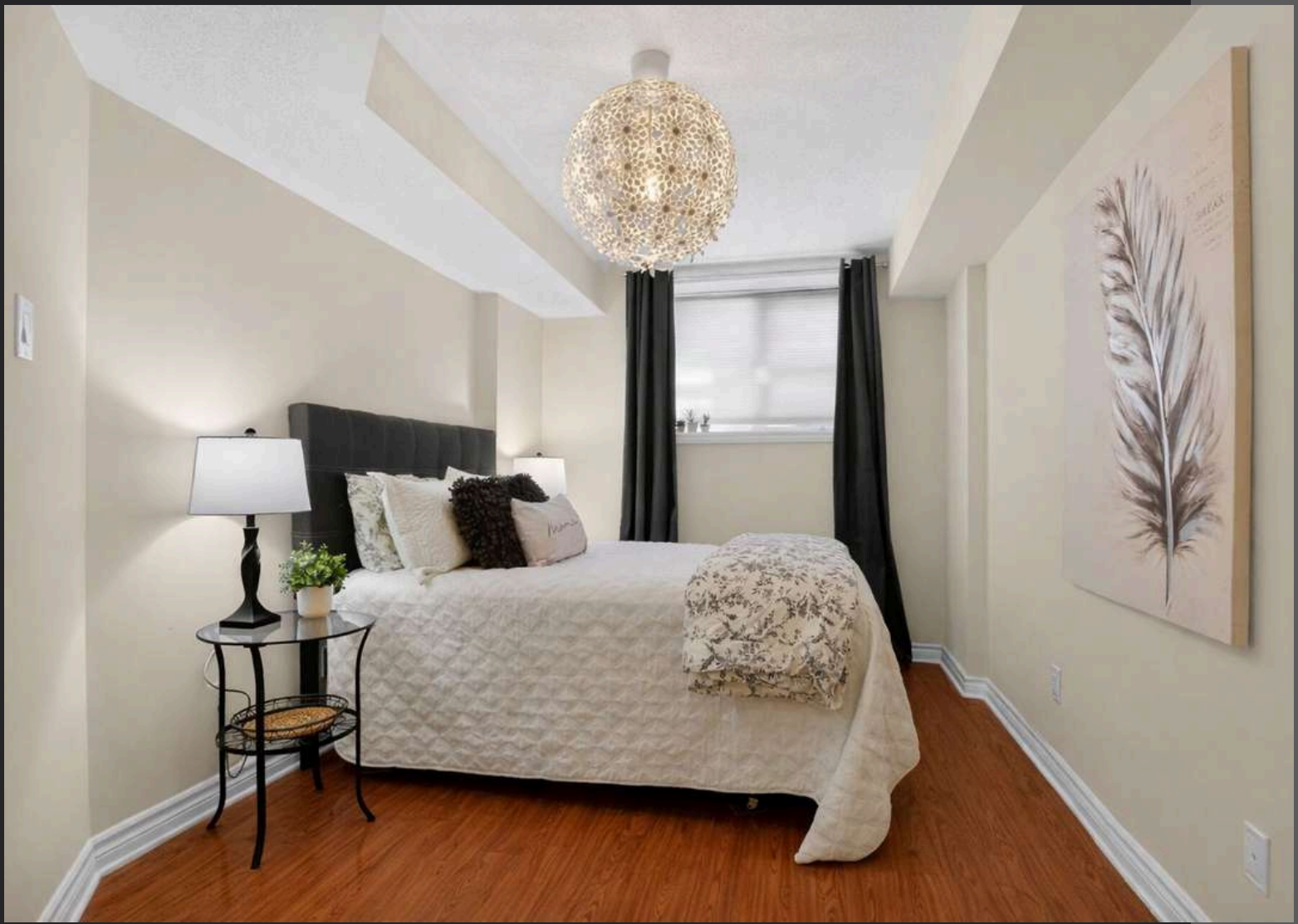




FRESH MODERN KITCHEN

The contemporary kitchen features crisp white cabinetry, a stylish mosaic backsplash, and stainless steel appliances, combining both function and modern appeal. A separate pantry and generous counter space provide excellent storage and workspace, making it ideal for everyday cooking and entertaining.

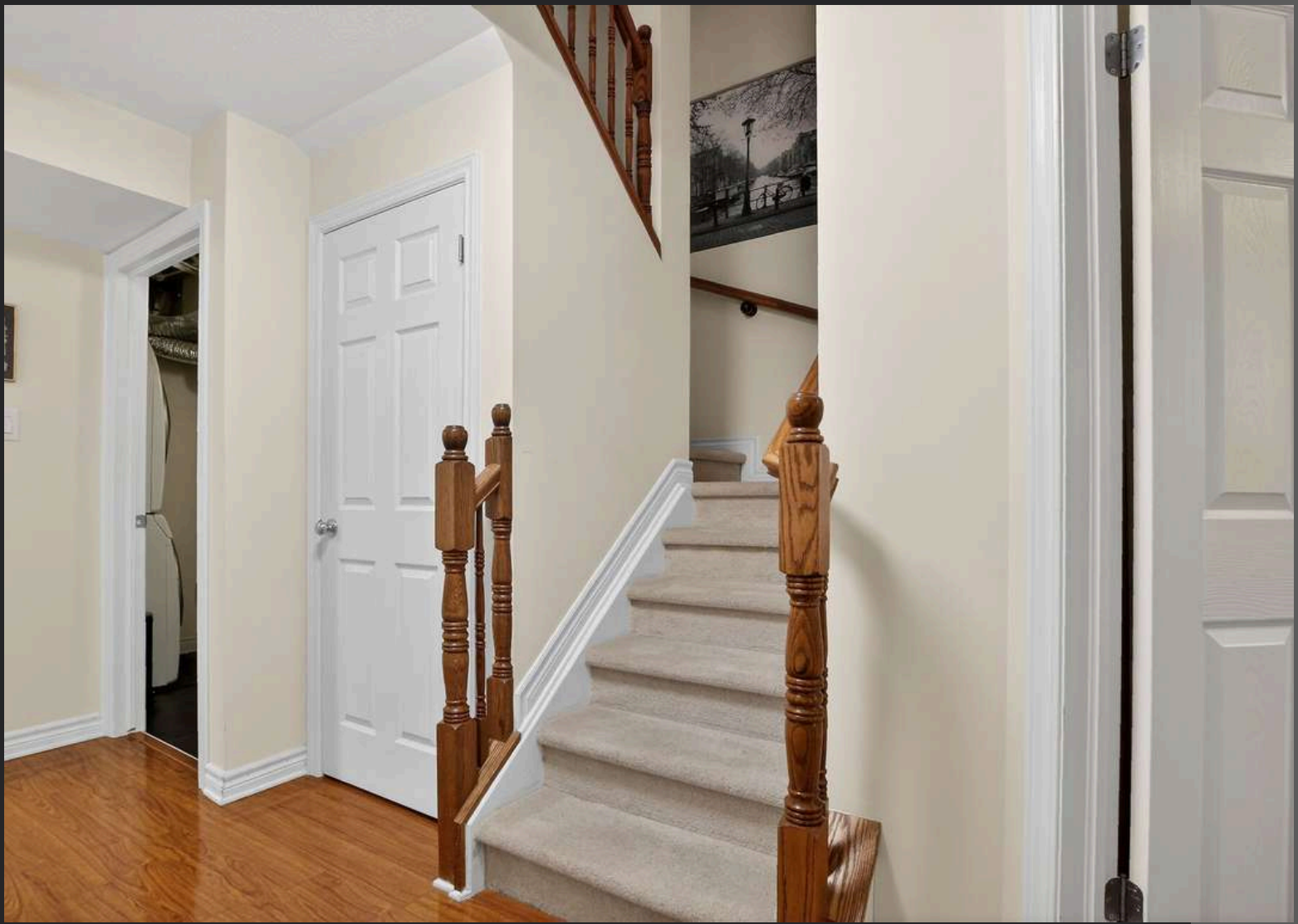




PEACEFUL BEDROOMS

The lower level features two spacious bedrooms with large daylight windows that bring in plenty of natural light. The primary bedroom includes a generous walk-in closet, while both rooms offer comfortable layouts and a warm, relaxing atmosphere ideal for rest and privacy.

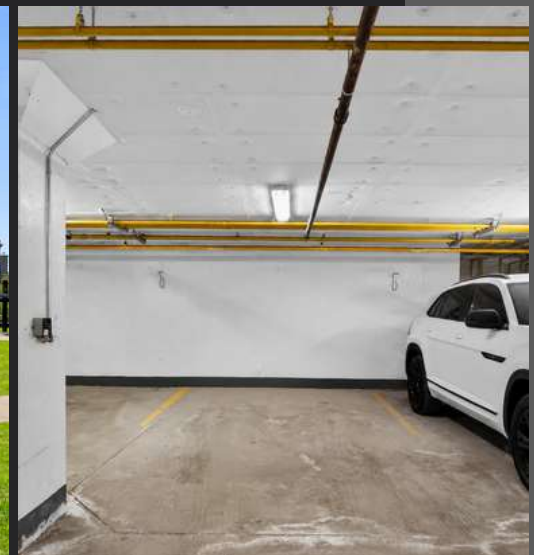




PRACTICALITY AT ITS FINEST

The lower level offers excellent everyday functionality with a full 4-piece bathroom, in-unit laundry, and generous storage options throughout. A dedicated utility area and under-stair storage provide added convenience, making this space both practical and well-organized for modern living.





OUTDOOR SPACE AND CONVENIENCE

Enjoy a private, sun-filled terrace overlooking a quiet courtyard, perfect for relaxing or morning coffee. Ideally located in Barrhaven, you're steps from shops, restaurants, groceries, parks, schools, transit, and a movie theatre. A rare underground parking space adds year-round convenience and protection from the elements.





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



2 Bathrooms



1 Underground Parking

Property Type: Condo Townhouse

Neighbourhood: Barrhaven - Chapman Mills

A/C: Central Air

Heating: Forced Air

Taxes/Year: \$2,614 / 2026

Condo Fees: \$310.60

Utilities:

- Heat approx.: \$50
- Hydro approx.: \$63
- Water & Sewage approx.: \$80 (Bi-monthly)

Inclusions: Fridge, stove, dishwasher, microwave, washer & dryer, TV mount in primary bedroom, sofa bed in spare room (if wanted), outdoor furniture (if wanted).

Rental Items: Hot water heater

Pet Restrictions: None

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 8 recreation facilities within a 20 minute walk from this address.



 **Mancini Park**
110 Mancini Way
  

 **Rodeo Park**
175 Rodeo Dr



4 mins

 **Foot Guards Park**
226 Leamington Way
  


8 mins


8 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds	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 3.2 km away, and the nearest street transit stop is a 1 minute walk away.

 **Nearest Rail Transit Stop**
Fallowfield

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


1 min

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

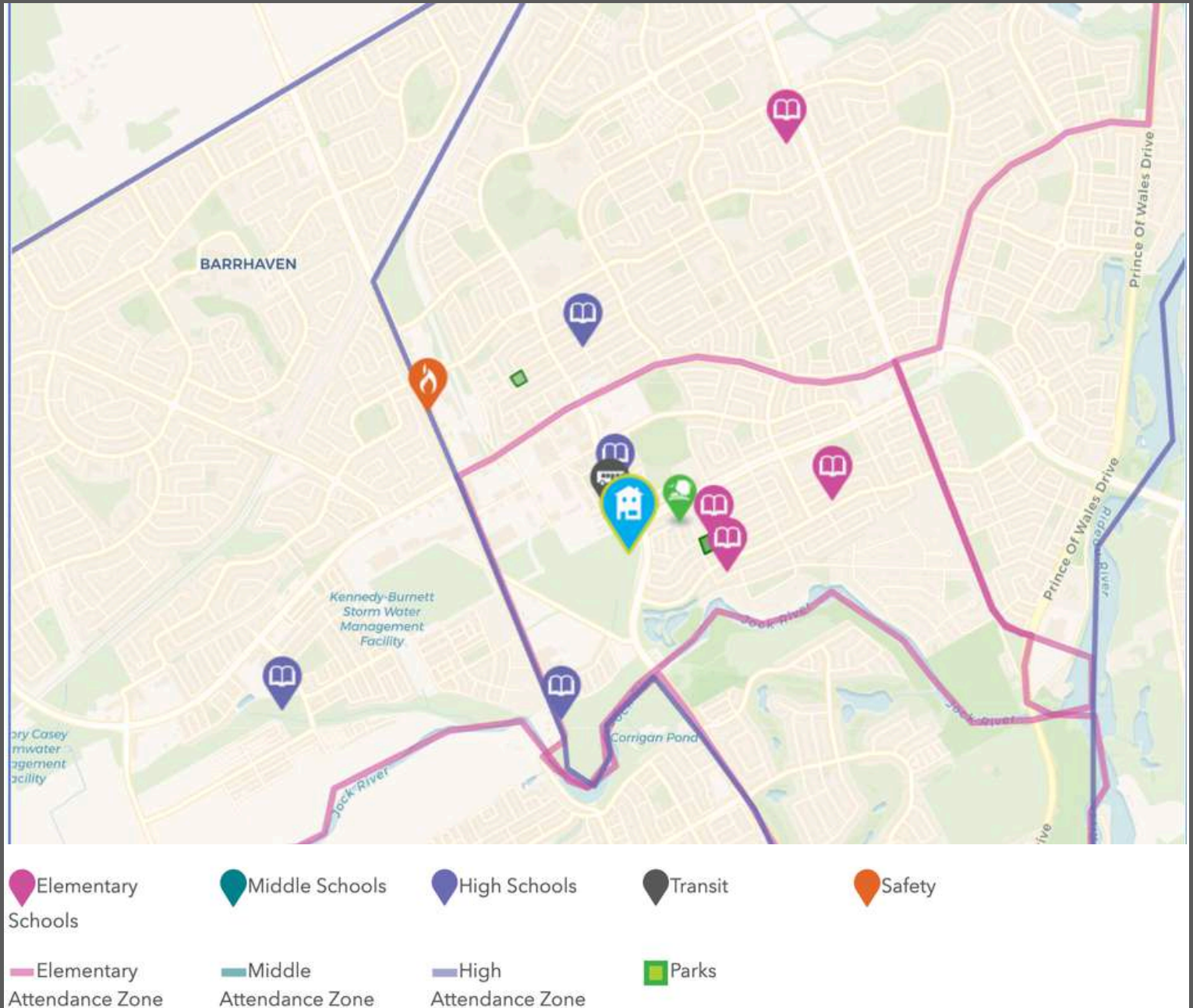
 **Fire Station**
1075 Greenbank Road

 **Police Station**
2670 Queensview Drive

130A Lindenshade Dr
Barrhaven (Nepean), ON



MAP OUT THE NEIGHBOURHOOD



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SCHOOL REPORT

PUBLIC SCHOOLS

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

Chapman Mills ES

Designated Catchment School
Grades PK to 6
260 Leamington Way

ÉSP Pierre-de-Blois

Designated Catchment School
Grades 7 to 12
1310 Chapman Mills Drive

ÉEP Michaëlle-Jean

Designated Catchment School
Grades PK to 6
11 Claridge Dr

Longfields-Davidson Heights SS

Designated Catchment School
Grades 7 to 12
149 Berrigan Dr

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

ÉÉC Jean-Robert- Gauthier

Designated Catchment
School
Grades PK to 6
651 Chapman Mills Dr

St. Joseph HS

Designated Catchment
School
Grades 7 to 12
3333 Greenbank Rd

St. Emily Catholic School

Designated Catchment
School
Grades PK to 6
500 Chapman Mills 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

Abraar Elementary School

Grades PK to 6
70 Fieldrow St

Tarbiyah Learning

Grades PK to 8
3990 Old Richmond Rd

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Sir Guy Carleton SS

Designated Catchment School
Grades 9 to 12
55 Centrepointhe Dr

Elizabeth Wyn Wood Secondary Alternate

Grades 9 to 12
20 Rossland Ave

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