



# 130 Soleil Avenue

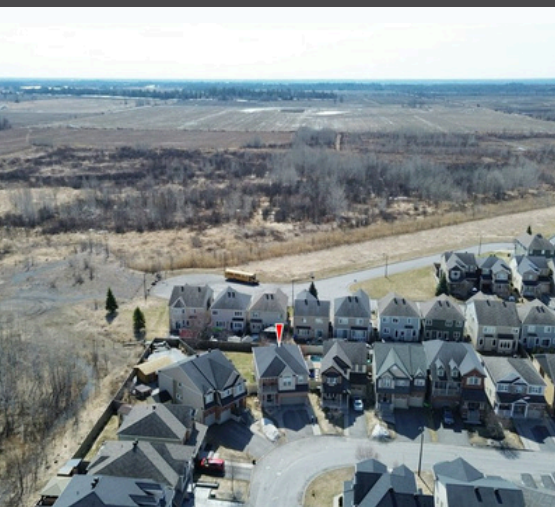
Orleans



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Sun-filled 2-storey home offering 3 bedrooms and 3 bathrooms on a premium, fully fenced lot in a quiet, family-friendly location. Open-concept main level with hardwood floors and an upgraded kitchen featuring ample cabinetry and built-in stainless steel appliances. Bright living room with gas fireplace and walk-out to private backyard with patio and gazebo. Second level includes a family room with cathedral ceiling and balcony access. Primary bedroom features a walk-in closet and 4-piece ensuite. Finished basement with large recreation room, workshop/storage, and utility space. Attached 2-car garage, extra-wide driveway, and professional landscaping. Conveniently located close to amenities and major commuting routes.



## PROPERTY FEATURES

- Sun-filled 2-storey on a premium fenced lot
- Open-concept main with hardwood & upgraded kitchen
- Living room with fireplace & backyard walk-out
- Upper family room with cathedral ceilings & balcony
- Primary with walk-in closet & 4-piece ensuite
- Finished basement with rec room & storage
- Taxes (approx): \$5453 2026



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## Property Inclusions:

- Fridge, cooktop, hood fan, built in oven, built in microwave, dishwasher, washer, dryer, window coverings, tv wall mount in basement, gazebo, storage shed, gas bbq

## Exclusions:

- Small fridge & freezer in basement



## Room Dimensions:

### Main Level:

- Foyer 8.2' x 6.0'
- Living Room 12.5' x 11.7'
- Dining Room 15.11' x 12.5'
- Kitchen 15.11' x 12.0'
- 2pc Bathroom

### 2nd Level:

- Primary Bedroom 14.9' x 12.2'
- 4pc Ensuite
- Bedroom 13.5' x 11.3'
- Bedroom 11.2' x 9.11'
- Office 12.3' x 7.4'
- Family Room 17.3' x 16.2'
- 4pc Bathroom
- Laundry

### Basement:

- Rec Room 24.2' x 11.2'
- Storage 12.4' x 6.4'
- Storage 25.6' x 9.11'



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## **Upgrades & Features**

- Furnace & AC 2026
- Driveway Repaved 2024
- Paver Stones Front Steps and Walkway 2018
- Backyard Gazebo with Metal Roof 2015
- Paver Stones Backyard Patio with Picnic and BBQ Areas 2015
- Finished Basement Rec Room 2015
- Electrolux Appliances
- Garden Shed 2014



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## WestOttawaRealEstate.ca

### FLOORPLANS

130 Soleil Ave, Ottawa, ON

Main Floor Exterior Area 824.20 sq ft  
Interior Area 718.07 sq ft  
Excluded Area 385.23 sq ft





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### FLOORPLANS

2nd Floor Exterior Area 1225.22 sq ft  
Interior Area 1104.33 sq ft





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## FLOORPLANS

130 Soleil Ave, Ottawa, ON

Basement (Below Grade) Exterior Area 759.51 sq ft  
Interior Area 653.75 sq ft



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