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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

253 Knudson Drive, Kanata Lakes

\$819,000



Some interior pictures are virtually staged.



Mrs. Joan Smith

Broker, FRI, CMR, CRA

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Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

253 Knudson Drive, Kanata Lakes

Welcome to this spacious & ready to move into stunning townhome in Kanata Lakes with beautiful finishes. Three bedrooms, three baths, a loft & a finished lower level recreation room and den or bedroom. Highlights include an updated kitchen and baths, tile and hardwood flooring in most rooms, and freshly painted throughout. Located on a 26.31' x 126.67' lot with expanded deck and mature trees. All brick exterior of the home is attractive. Interlock walkway leads you to the updated front door with sidelight window. Expanded driveway (2023) provides ample parking and double car garage is great for winters and storage. Walk to many parks, top schools & shops at Centrum and Signature Center. Bus service & 417 are minutes away.

Impressive front door opens to the tiled foyer with double closet. Entrance to the garage and the updated powder room, with quartz counter on vanity, mirror and light fixture, are close by. Open living & dining room with fireplace with mantel & pretty views of backyard through tall windows. Recessed and overhead lighting along with hardwood flooring and light neutral paint palette.

Steps away is the entrance to the renovated kitchen with classic tall white cabinets with many pot drawers, quartz counters, herring bone tile backspalsh, undermount sink, task & recessed lighting, stainless steel appliances including gas stove with chimney style hoodfan and built in microwave. Big eating area with chandelier, recessed lighting, patio door to deck & yard is convenient for entertaining and everyday meals.

Fabulous hardwood staircase with skylight that brings natural light into the stairwell and loft. The loft area has tall ceilings and a ceiling fan light fixture, a wonderful space for a home office, study or play area. Double door entry to the spacious primary bedroom with vaulted ceiling and three windows and palladium window. The spa-like ensuite has quartz counters, updated vanity with 2 sinks and drawers, new mirrors & light fixtures, tiled shower, free standing tub and new tile flooring. A large walk-in closet is close by. Two more generous sized bedrooms, each with updated light fixtures, double closets, hardwood flooring and views of the backyard. One bedroom was used as an office space and has extra bookshelves included. Main bath is close by and it has quartz counters, undermount sink, updated faucet, mirror and light fixture and extra storage & medicine cabinets. The laundry room is handy and has storage cabinets above the washer and dryer.

Recently updated staircase takes you to the finished lower level providing tremendous space with updated laminate flooring and recessed lighting. Perfect for a home theatre, play area and hobbies. There is also a separate den or guest bedroom with a large deep window and overhead lighting, Storage and utility rooms complete the lower level.

The deep backyard with mature trees offers plenty of room for gardening and play. Expanded deck, with stairs to the yard, is handy for relaxing and entertaining.

Move in and enjoy this fantastic home offering spacious rooms, updated kitchen, baths and more! Short walk to top schools, parks and shops and minutes to hi-tech and 417 to downtown.



For more info...

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Main Level

Foyer: 1.62x1.42m
Living room: 4.37x4.19m
Dining room: 3.76x3.65m
Kitchen: 4.29x2.73m
Eating area: 3.56x3.04m
Powder room: 1.95x0.91m

Second Level

Primary Bedroom: 5.38x3.93m
Ensuite Bath: 3.49x2.69m
Walk-in closet: 3.40x1.96m
Bedroom: 3.71x3.06m
Bedroom: 3.22x3.06m
Bath: 2.45x1.64m
Loft: 3.60x2.90m

Lower Level

Rec room: 6.64x4.62m
Den/Bedrm: 3.58x2.86m
Storage: 3.60x1.85m
Utility: 3.97x2.98m

General Information

Year Built: 1990
Taxes: \$5350 / 2026
Lot Size: 26.31' x 126.67'
Garage: Double Attached
Heating: Forced Air/Natural Gas
Fireplace: 1 wood
Water: Municipal
Sewer: Sewer connected

Legal Desc: PCL 158-14, SEC 4M-739 ; PT BLK 158, PL 4M-739, PART 17 & 18 , 4R7374 ; S/T AND T/W LT722569 ; S/T LT660514,LT661710,LT661833 KANATA

Included: Fridge, Stove, Hood fan, Dishwasher, Washer, Dryer, Microwave, All Light Fixtures, All Window Coverings, All Drapery Tracks & Rods, Central Air Conditioner, HRV, Humidifier, Book shelves in bedroom, Auto Garage Door Opener

Rented

Hot Water Tank

Possession Date

Immediate

The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

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Highlights:

- Spacious & ready to move into! Modern, lovely townhome in Kanata Lakes with beautiful finishes, 3 bedrooms, 3 baths, a loft & a finished lower level recreation room & den/bedroom. All brick exterior.
- Walk to many parks, top schools & shops. Bus service & 417 minutes away.
- Located on a 26.31' x 126.67' lot with expanded deck & mature trees. Interlock walkway to updated front door
- Freshly painted interior (2026). Tile in foyer and baths. Hardwood flooring in living & dining room refinished, stairs, 2nd level hall, loft & bedrooms. Updated laminate vinyl plank flooring in kitchen
- Open living & dining room with fireplace with mantel & pretty views of backyard through tall windows
- Stunning updated kitchen (approx. 2022) with quartz counters, updated tile backsplash, task & recessed lighting, many tall white cabinets with pot drawers, stainless steel appliances including gas stove. (approx. 4 years). Eating area with chandelier, recessed lighting, patio door to deck & yard
- Updated powder room with quartz counter, new vanity, sink, faucet & light fixture
- Skylights brings natural light into the stairwell & 2nd level loft
- Primary bedroom with vaulted ceiling & tall windows, spa-like ensuite with quartz counter, updated vanity with 2 sinks, new mirrors & light fixtures, tiled shower, free standing tub, new tile flooring. Large walk-in closet
- 2nd level loft with tall ceilings is a perfect home office, study or play area
- Secondary bedrooms have overhead lights & double closets
- Updated main bath with quartz counter, sink & light.
- 2nd level laundry room with washer & dryer included plus overhead cabinets
- Finished lower level recreation room has updated laminate flooring & recessed lighting (2026). Den or guest bedroom with deep window & overhead light.
- Light fixtures updated throughout & recessed lighting added in living room, kitchen, finished basement
- Double car garage with auto garage door opener
- Roof, approx. 2017 and driveway paved, approx. 2023
- Furnace, approx. 2018
- Central air conditioner, approx. 2018
- HRV and humidifier
- Eavestrough installed
- Rented Hot water tank, approx. 2015

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MRS. JOAN SMITH, daughter VICTORIA SMITH, son-in-law LUC St-HILAIRE, sales REPRESENTATIVES