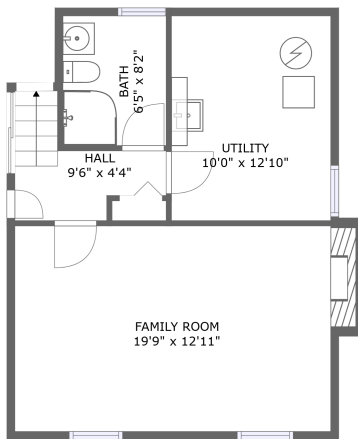
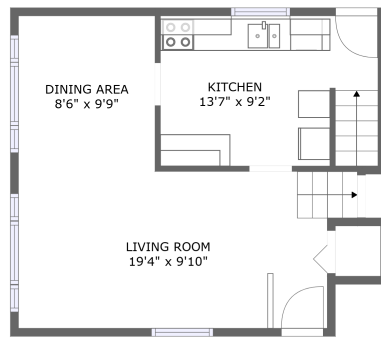


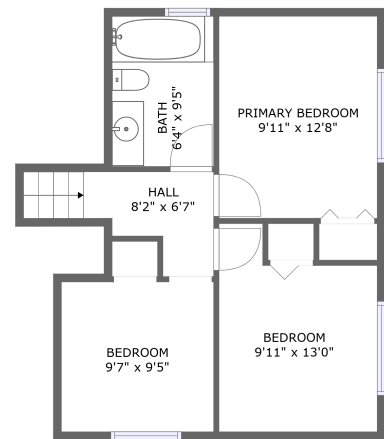
# 2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa, Ontario, Canada, K1G 2P2



FLOOR 1



FLOOR 2




FLOOR 3

## Property summary

 **0** Garages

 **3** Bedrooms

 **2** Bathrooms

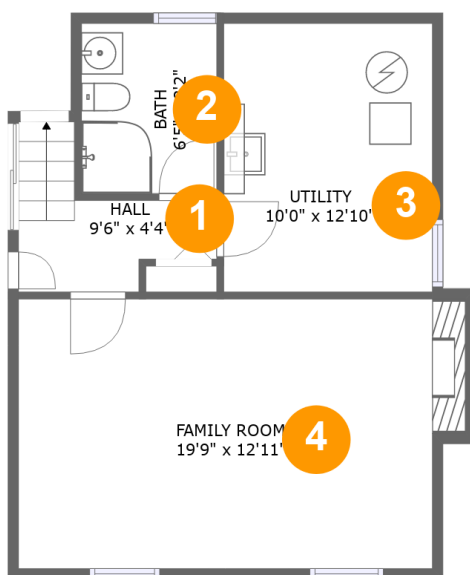
 **0** Half baths

 **3** Floors

 **1,550**  
Gross living  
area sqft

 **1,562**  
Total sqft

2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2



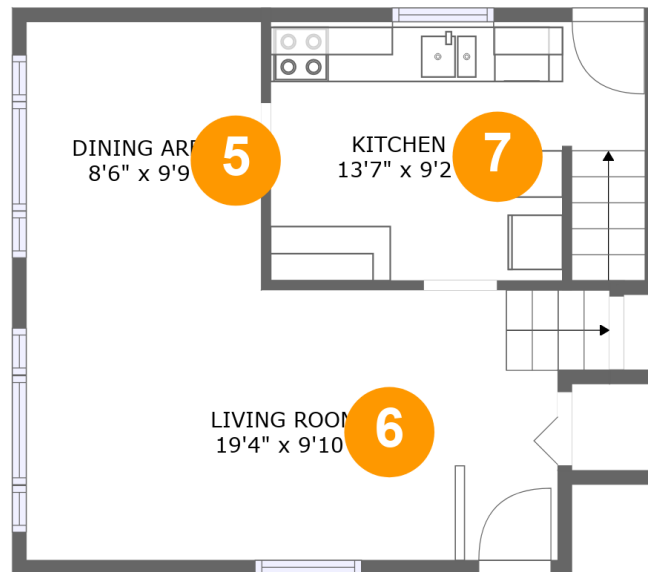
## Room dimensions

Floor 1

Total sqft: 560 Living area: 548

#		Dimensions	sqft	Counted as living area
1	Hall	9'6" x 4'4"	46 sq. ft	Yes
2	Bath	6'5" x 8'2"	53 sq. ft	Yes
3	Utility	10'0" x 12'10"	128 sq. ft	Yes
4	Family Room	19'9" x 12'11"	265 sq. ft	Yes

2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2



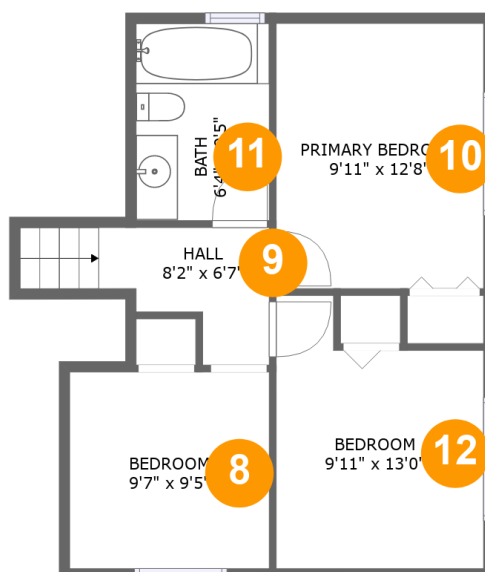
## Room dimensions

Floor 2

Total sqft: 471 Living area: 471

#		Dimensions	sqft	Counted as living area
5	Dining Area	8'6" x 9'9"	84 sq. ft	Yes
6	Living Room	19'4" x 9'10"	196 sq. ft	Yes
7	Kitchen	13'7" x 9'2"	127 sq. ft	Yes

2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2



## Room dimensions

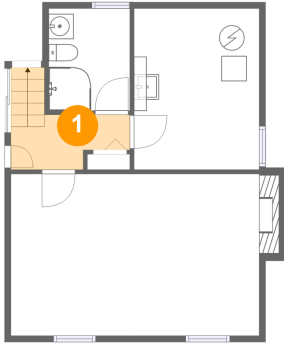
Floor 3

Total sqft: 531 Living area: 531

#		Dimensions	sqft	Counted as living area
8	Bedroom	9'7" x 9'5"	90 sq. ft	Yes
9	Hall	8'2" x 6'7"	50 sq. ft	Yes
10	Primary Bedroom	9'11" x 12'8"	126 sq. ft	Yes
11	Bath	6'4" x 9'5"	60 sq. ft	Yes
12	Bedroom	9'11" x 13'0"	111 sq. ft	Yes

2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2

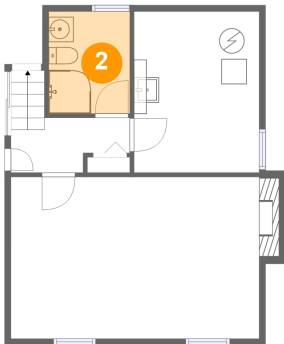
## 1 Floor 1 - Hall



Dimensions: 9'6" x 4'4"  
Area: 46 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 2 Floor 1 - Bath

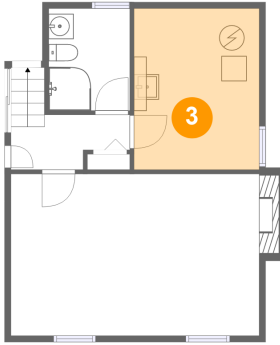


Dimensions: 6'5" x 8'2"  
Area: 53 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No

2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2

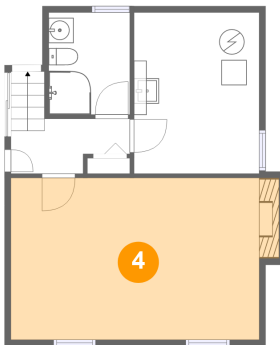
### 3 Floor 1 - Utility



Dimensions: 10'0" x 12'10"  
Area: 128 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

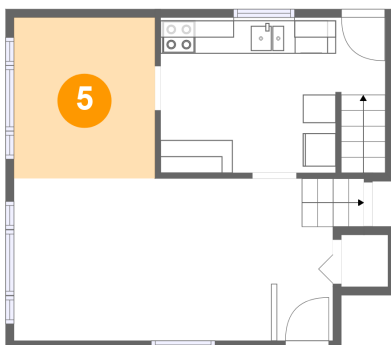
### 4 Floor 1 - Family Room



Dimensions: 19'9" x 12'11"  
Area: 265 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 5 Floor 2 - Dining Area



Dimensions: 8'6" x 9'9"  
Area: 84 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2

## 6 Floor 2 - Living Room



Dimensions: 19'4" x 9'10"  
Area: 196 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

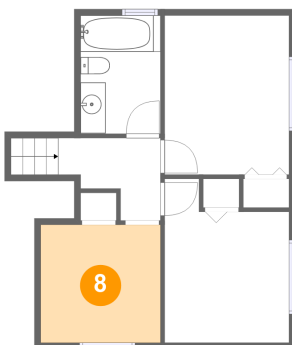
## 7 Floor 2 - Kitchen



Dimensions: 13'7" x 9'2"  
Area: 127 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

## 8 Floor 3 - Bedroom

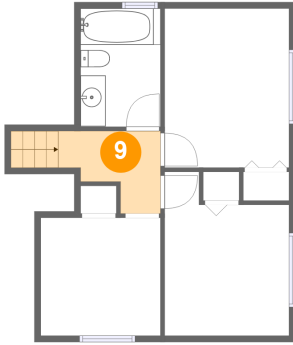


Dimensions: 9'7" x 9'5"  
Area: 90 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2

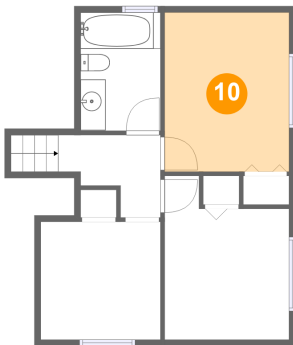
### 9 Floor 3 - Hall



Dimensions: 8'2" x 6'7"  
Area: 50 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

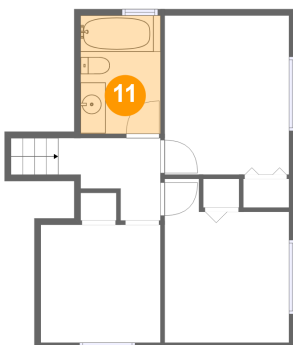
### 10 Floor 3 - Primary Bedroom



Dimensions: 9'11" x 12'8"  
Area: 126 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: No  
Addition: No  
Conversion: No

### 11 Floor 3 - Bath



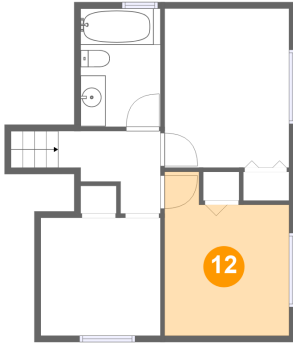
Dimensions: 6'4" x 9'5"  
Area: 60 sq. ft  
Counted as living area: Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet space: Yes  
Addition: No  
Conversion: No



2075 Valley Drive, Elmvale Acres, Urbandale, Ottawa,  
Ontario, Canada, K1G 2P2

**12** Floor 3 - Bedroom



**Dimensions:** 9'11" x 13'0"  
**Area:** 111 sq. ft  
**Counted as living area:** Yes

**Heated:** Yes  
**Finished:** Yes  
**Enclosed:** Yes  
**Contiguous:** Yes  
**Permitted:** Yes  
**Wet space:** No  
**Addition:** No  
**Conversion:** No