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RE/MAX Absolute Walker Realty

238 Argyle Ave.

Ottawa, Ontario

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313 Nestleton Street, Ottawa, Ontario, K4A 0A4, Canada

MLS®# 1392334



Property Value	\$850,000
Type	Bungalow
Basement	Finished
Parking	2-car attached
Year Built	2006
Taxes	\$4,927.00 (2024)
Lot Frontage	44.56 ft
Lot Depth	89.88 ft
Bedrooms	3
Bathrooms	2 full

## Description

Step into this meticulous 2+1 bedroom, 2 bathroom bungalow ideal for those looking to downsize or those seeking one level living. A well-designed layout unfolds seamlessly, offering a distinct dining room for formal gatherings and a living room w/gas fireplace, promising an inviting atmosphere for everyone to enjoy. The heart of the home lies in the gourmet kitchen, where top-of-the-line appliances, streamlined cabinetry, and an oversized island provide an ideal space for cooking/socializing. The large primary bedroom with a private ensuite is complemented by a generous second bedroom and full bathroom. The finished basement offers even more space with a large rec room and a bonus bedroom that offers flexibility for guests or a home office. Enjoy the maintenance-free backyard with an entertainment-sized deck, patio and artificial grass that ensures a lush, green yard without the hassle. Steps from walking trails, transit, amenities, schools, and more!





