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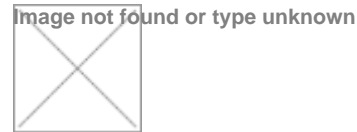
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

501 Clarington Avenue, Ottawa, Ontario, K4A 0A3, Canada

MLS®# 1299078



Property Value	\$747,000
Type	Detached   2 Storey
Style	Detached   2 Storey
Basement	Finished
Parking	Attached garage
Year Built	2006
Taxes	\$4,549.00 (2022)
Lot Frontage	38.25 ft
Lot Depth	101.71 ft
Bedrooms	3
Bathrooms	3 full & 1 half

## Description

Welcome to this 3 bedroom home nestled on a quiet friendly street just steps to Vista Park in the heart of Avalon. A sunken foyer with garage access and powder room leads to the thoughtfully designed main level ornamented with refined hardwood floors, pot lights, picture windows and a neutral colour palette. A spacious living room and dining room presents plenty of formal space for everyone to enjoy. The family room with gas fireplace oversees the eat-kitchen with social centre island, unified appliances and patio door access to the large, fenced west facing backyard. Upstairs, the primary bedroom complete with WIC & private ensuite bathroom is accompanied by two generous secondary bedrooms & full bathroom. The newly-renovated lower level presents a large rec room or a possible 4th bedroom, a full bathroom, laundry/storage. Great walkability to the shops of Tenth Line, English/French schools & parks. Basement photos virtually staged.

