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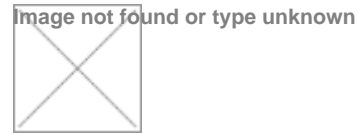
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

250 Cityview Crescent, Ottawa, Ontario, K4A 0T9, Canada

MLS®# 1344950



Property Value	\$645,000
Type	Townhouse
Basement	Finished
Parking	Attached garage
Year Built	2011
Taxes	\$4,055.00 (2022)
Lot Frontage	24.34 ft
Lot Depth	93.50 ft
Bedrooms	4
Bathrooms	2 full & 1 half

## Description

RARELY offered, this 4 bedroom end unit townhome with a den presents the size of a single family home! A spacious and bright interior complete with over 15k in builder upgrades throughout is sure to impress. This well-designed open concept layout features formal dining and living areas, a practical den with French doors creating a fitting home office, and an eat-in kitchen equipped with S/S appliances, ample counter space & upgraded cabinetry. Patio door access leads to the low maintenance fenced rear yard w/large deck, patio and landscaped perennial gardens. Upgraded Berber carpet adds warmth to the 2nd level where you will discover the primary bedroom with a 4pc ensuite and walk-in closet, 3 spacious guest bedrooms, a full bathroom and convenient laundry centre w/storage. The lower level offers bonus living space, with a versatile rec room, plenty of storage and a 3pc rough-in for a future bathroom. Ideally located close to schools, parks, Trim Rd. Park & Ride and future LRT.

