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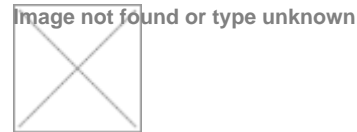
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

788 Namur Street, Embrun, Ontario, K0A 1W0, Canada

MLS®# 1351570



Property Value	\$799,900
Type	Detached   2 Storey
Basement	Full (Finished)
Parking	Attached garage
Year Built	2022
Taxes	\$5,130.00/2023
Lot Frontage	36.81 ft
Bedrooms	3
Bathrooms	2 full & 1 half

## Description

**BETTER THAN NEW!** This stunning home on a premium pie-shaped lot with over \$190K in builder upgrades is not to be missed! This open-concept layout presents a spacious feel while highlighting its modern design with gleaming hardwood floors and large windows throughout the entire house, a spacious great room with 18ft ceilings and a striking floor-to-ceiling feature wall with a linear gas fireplace, a formal dining room, and bonus den. The gourmet kitchen with timeless white cabinetry, quartz counters, an induction cooktop, a juxtaposing centre island, and pantry is a chef's dream. The 2nd level is home to the large primary suite with a luxury 5pc ensuite and WIC, two generous secondary bedrooms, an upgraded main bathroom, and a laundry centre. The premium pie-shaped backyard offers endless possibilities for all of your outdoor living needs. A double garage for TWO SUVs. Network wiring and smart switches throughout.

