



Geoff Walker - RE/MAX Absolute Walker Realty

Phone: (613) 830-5858

Mobile:

Fax:

Email: home@walkerottawa.com

Office: 613-721-5551

RE/MAX Absolute Walker Realty

238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

46 Leeming Drive, Ottawa, Ontario, K2H 5P7, Canada

MLS®# 1350009



| | |
|----------------|-------------------|
| Property Value | \$775,000 |
| Type | Bungalow |
| Basement | Finished |
| Parking | Attached garage |
| Year Built | 1962 |
| Taxes | \$4,490.00 (2022) |
| Lot Frontage | 70 ft |
| Lot Depth | 100 ft |
| Bedrooms | 4 |
| Bathrooms | 2 full & 1 half |

Description

Exuding pride of ownership throughout, this 4 bedroom bungalow situated on a beautifully manicured corner lot is walking distance to Andrew Haydon Park, Crystal Beach, and Nepean Sailing Club. With great attention to detail this home offers timeless appeal and a welcoming atmosphere with a floor plan that seamlessly connects the main living spaces, providing both functionality and an open feel. Large picture windows across the front of the home fill the sprawling living room with natural light, and a formal dining room makes for the perfect space to entertain. The kitchen with ample cabinetry, counter space, and a breakfast nook leads to the finished lower level with a rec room, a bonus 3pc bathroom, laundry, and ample storage. The primary bedroom with a 2pc ensuite, 3 generous secondary bedrooms and a full bathroom complete the main level. A private, fenced yard offers an inviting outdoor living space. A fabulous location with quick access to HWY 417/HWY 416, schools and recreation.





