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RE/MAX Absolute Walker Realty

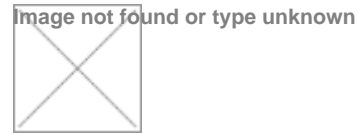
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

2226 Sandman Crescent, Ottawa, Ontario, K4A 4V6, Canada

MLS®# 1378984



Property Value	\$945,000
Type	Detached 2 Storey
Basement	Full (Finished)
Parking	Attached garage
Year Built	2004
Taxes	6222
Lot Frontage	58.40 ft
Lot Depth	101.58 ft
Bedrooms	4
Bathrooms	3 full & 1 half

Description

Exceptionally maintained 4-bedroom, 3.5 bathroom corner lot residence situated on a tranquil street with impressive curb appeal and mere steps from Avalon Pond! The inviting foyer leads to a thoughtfully arranged layout showcasing a main-floor office, a bright living room, and a generously sized dining area for entertaining. The gourmet kitchen boasts striking countertops, ample cabinetry and a sunlit eating space overlooking the spacious family room with a cozy gas fireplace. The second level features hardwood floors, four spacious bedrooms, including an oversized primary retreat with a walk-in closet and ensuite bathroom. An additional family bathroom completes this floor. The finished basement provides abundant storage and bonus living space, featuring a large recreation room and a full bath. The fenced backyard offers an interlock patio, ample green space and storage shed, creating an ideal space for summer gatherings. Steps to many great walking paths, parks, schools and more!

