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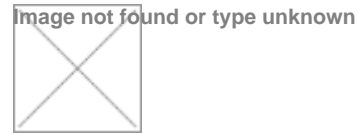
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

3065 Timmins Road, Inkerman, Ontario, K0E 1J0, Canada

MLS®# 1212365



Property Value	\$345,000
Type	Bungalow
Style	DETACHED   BUNGALOW
Basement	Full (Partially finished)
Parking	Detached garage
Year Built	1945
Taxes	\$2,049.00 (2020)
Lot Frontage	175 ft
Lot Depth	170 ft
Bedrooms	3
Bathrooms	1 full & 1 half

## Description

Welcome home! This charming bungalow situated on just shy of an acre offers a peaceful setting just outside the city limits. Graced with hardwood floors throughout the principle rooms, this home presents plenty of space with a naturally flowing layout. The spacious and bright Master bedroom in the addition was re-designed to include a 2pc ensuite bathroom and the newly updated main bathroom services 2 secondary bedrooms. The partially finished basement is dry walled and awaits your finishing touch. The tranquil yard with no rear neighbours features lush garden beds, including a raspberry and strawberry patch that provides enough for jamming! Close to Sandy Row golf course, steps to the south nation river to fish and kayak, Nationview golf course. 18 minute drive to HWY 16 and 20 minutes to HWY 401. Close to the Kemptville and Winchester hospitals. Newer detached and insulated double garage, most windows replaced, main roof replaced in 2019, Well pump 2018.



