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RE/MAX Absolute Walker Realty

238 Argyle Ave.

Ottawa, Ontario

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6343 Lumberman Way, Ottawa, Ontario, K1C 1E1, Canada

MLS®# 1217733



Property Value	\$489,900
Type	Bungalow
Style	DETACHED   BUNGALOW
Basement	Finished
Parking	2-car attached
Taxes	\$4,000.00 (2020)
Lot Frontage	50.49 ft
Lot Depth	110 ft
Bedrooms	3
Bathrooms	2 full & 1 half

## Description

A Rare Find, 3 bedroom bungalow, double car garage & no rear neighbours! Conveniently located in the heart of Orleans, walking distance to Bob MacQuarrie Recreation Complex, shops, restaurants, schools, and future LRT. Wonderful opportunity for the downsizer/anyone who can't do stairs. Large foyer opens to inviting family room boasting large windows, laminate flooring & crown moulding. Formal dining room overlooks the kitchen - perfect setup for entertaining! Three bedrooms located on main level - Master features walk-in-closet and 2 piece ensuite. Private and Fenced backyard has maintenance free deck and backs onto elementary schoolyard and walking path on the East side of the property. Basement features in-law suite with large rec room/living room and full bathroom. Newer Roof, Newer Windows (2016), Newer Furnace. Offers to be presented Nov. 11 at 7pm, however, Seller reserves the right to review/accept pre-emptive offers.



