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RE/MAX Absolute Walker Realty

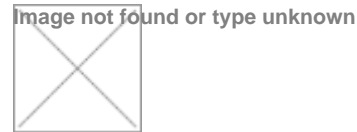
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

110 Dunham Street, Carleton Place, Ontario, K7C 4M8, Canada

MLS®# 1219173



Property Value	\$374,900
Type	Semi-Detached
Style	Semi-Detached   2 Storey
Basement	Finished
Parking	Attached garage
Year Built	1993
Taxes	\$2,860 (2020)
Lot Frontage	30.30 ft
Lot Depth	100 ft
Bedrooms	3
Bathrooms	1 full & 1 half

## Description

Fantastic opportunity to own a freehold, Semi-Detached townhouse within walking distance to schools, Riverside Park with boat launch/access to Mississippi Lake, splash pad, park & beach. Tiled foyer with walk-in-closet leads to a spacious living & dining room with gleaming hardwood floors, modern trim & crown moulding. Updated eat-in kitchen with gas stove and French doors with new inserts with custom built-in blinds overlooks the private backyard with large deck and awning (20'X16'), BBQ gas hook-up - perfect for outdoor entertaining. Open loft located midway to the 2nd floor. 3 bedrooms, all with laminate flooring & crown moulding and an updated bathroom on the 2nd level. Spaciously finished basement with large window, pot lights, gas fireplace (as is) and laminate flooring, a perfect area for kids playroom, laundry area and storage. Most windows '19, Roof '12, Furnace '07. Offers to be presented Nov 23 at 6PM however, the Seller reserves the right to review/accept pre-emptive offers.



