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RE/MAX Absolute Walker Realty

238 Argyle Ave.

Ottawa, Ontario

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261 Montmorency Way, Ottawa, Ontario, K4A 0J9, Canada

MLS®# 1238265



Property Value	\$525,000
Type	Row / Townhouse
Style	Row Unit / 2 Storey
Basement	Full (Finished)
Parking	Attached garage
Year Built	2008
Taxes	\$3,341.00 (2020)
Lot Frontage	20.34 ft
Lot Depth	98.43 ft
Bedrooms	3
Bathrooms	2 full & 1 half

## Description

This gorgeous middle-unit townhome in Avalon East is waiting for you! Pride of ownership shines through the moment you walk in. The generous kitchen boasts winter white cabinets, black appliances, granite countertops, a little eating nook and a passe-plat to the living room. The combined living and dining room, with a gas fireplace in the living room, is spacious and allows for everyone to partake in the on-goings. The three large bedrooms upstairs, including the airy primary bedroom with a walk-in closet and a spa-like ensuite with soaker tub and stand-up shower and the family bathroom are perfect for a growing family (or home offices and guest rooms). Retire to the sizable basement rec room for a movie night or to just enjoy the quiet. The backyard deck with gazebo and the fully-fenced yard offer a great outdoor retreat in those warmer months. Offers to be presented on May 4th at 5pm, however the seller reserves the right to review/accept pre-emptive offers.







