



Geoff Walker - RE/MAX Absolute Walker Realty

Phone: (613) 830-5858

Mobile:

Fax:

Email: home@walkerottawa.com

Office: 613-721-5551

RE/MAX Absolute Walker Realty

238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

113 Camden Private, Ottawa, Ontario, K2J 6H9, Canada

MLS®# 1240715



Property Value	\$449,900
Type	Row Unit 3 Storey
Style	Row Unit 3 Storey
Basement	Yes
Parking	Attached garage
Year Built	2018
Taxes	\$2,964.00 (2020)
Lot Frontage	16.77 ft
Lot Depth	70.63 ft
Bedrooms	2
Bathrooms	2 full & 1 half
Maintenance Fee	\$68.00/mo.

Description

Location, location! Situated in the Barrhaven community of Felton Court, this move-in ready, 2 bedroom, 3 bathroom townhome is perfect for first time home buyers and investors alike. This well-designed floor plan presents a versatile main floor family room that lends itself perfectly to a home office or home gym. The sun filled second level offers a bright and spacious kitchen that overlooks the open concept dining room and living room, a convenient powder room and laundry nook tucked behind the trendy sliding barn door. The 3rd level is where you will find two generously sized bedrooms each with their own private ensuite bathrooms. A handy lower level provides ample storage space and utility room. There is a private road fee of \$68/mo. for snow removal & maintenance of the common area. Just a stone's throw to HWY 416, restaurants, shops, Costco and the new Amazon warehouse.



