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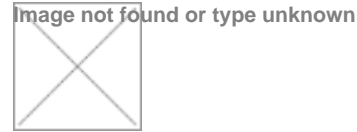
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

2485 Esprit Drive, Orleans, Ontario, K4A 0S6, Canada

MLS®# 1251995



Property Value	\$595,000
Type	House
Style	Detached   2 Storey
Basement	Finished
Parking	Attached garage
Year Built	2011
Taxes	\$4,180.00 (2020)
Lot Frontage	31.63 ft
Lot Depth	86.94 ft
Bedrooms	3
Bathrooms	3 full & 1 half

## Description

Located at the quiet end of Esprit & backing onto Avalon walking trail, this well-appointed home is sure to please! A welcoming entry leads to this well designed & naturally flowing layout with practical main floor den, ideal for those working/learning from home. The spacious kitchen overlooking the inviting family room with gas fireplace is outfitted with elegant cabinetry, stone feature wall, pot lights & a social island with bar seating. The desirable 2nd level layout presents an impressively spacious primary bedroom complete with a walk-in closet & private ensuite with soaker tub, 2 secondary bedrooms & a full bathroom. The finished lower level offers additional living space with a large rec room & playroom wired for surround sound w/soundproof insulation, a bonus 3pc bathroom & laundry. A generous backyard is perfect for enjoying the outdoors with no immediate rear neighbours. Close paths, parks & schools.



