

\$899,900 - 4776 Abbott Street E, Ottawa

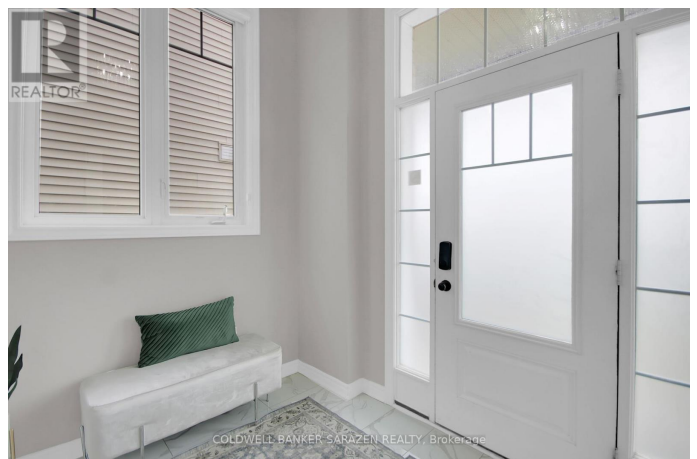
MLS® #X12346924

\$899,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9010 - Kanata - Emerald Meadows/Trailwest,
Ottawa, Ontario

This STUNNING, IMPECCABLY FINISHED, & SPOTLESS 4-bedroom home offers tremendous living & entertaining space for all. The sun-filled main level is an entertainer's dream, w/ thoughtfully designed spaces & a breezy flow between rooms. The open-concept kitchen features premium cabinetry, a large island, lovely quartz countertops, and an adjacent casual dining area w/ patio door access to the spacious backyard. The kitchen flows seamlessly to the sun-filled formal living & dining rooms, a convenient 2-pc bath, & inviting foyer. A short staircase leads to the family room - a cozy space w/ a welcoming vibe, gas fireplace, & access to the private, covered balcony for stargazing or enjoying front yard views. The bedrooms upstairs include a fabulous principal retreat w/ full ensuite & walk-in closet; three additional bedrooms & a full family bath complete the space. Enjoy quality wood & tiled flooring along with a fresh, neutral paint palette & tasteful fixtures/finishes up & down. Additional highlights include a two-car garage w/ access to the foyer, driveway parking for 4 cars, & a fully fenced & private backyard. The basement is partly finished w/ a laundry room & unfinished area to develop according to your needs. The impressive 14-foot basement ceilings can accommodate plenty of options - home gym, office, playroom, recreation, in-law suite or secondary unit - the possibilities are endless. The property faces a



park/conservation area, where you can access greenspace for a range of outdoor activities. Minutes from top-rated schools, parks, & all amenities, including shops, dining, & entertainment. Call to view this beautiful home! (id:6289)

Essential Information

Listing #	X12346924
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4776 Abbott Street E
Subdivision	9010 - Kanata - Emerald Meadows/Trailwest
City	Ottawa
Province	Ontario
Postal Code	K2V0L4

Amenities

Amenities	Fireplace(s)
Features	Level lot, Flat site, Carpet Free
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2

of Stories 3

Exterior

Exterior Brick Veneer, Vinyl siding
Exterior Features Landscaped
Lot Description 36.1 x 105.1 FT
Foundation Concrete

Listing Details

Listing Office COLDWELL BANKER SARAZEN REALTY



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