

\$644,900 - 305 Lamarche Avenue, Ottawa

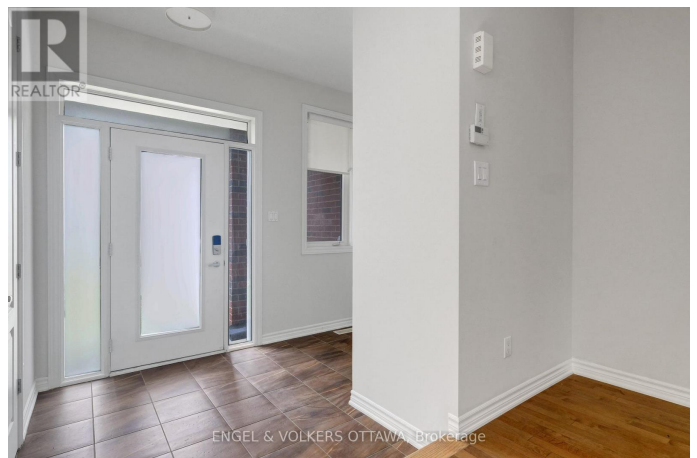
MLS® #X12352026

\$644,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

2012 - Chapel Hill South - Orleans Village,
Ottawa, Ontario

Bright and spacious end-unit townhome in the newly developed Orleans Village enclave, part of the sought-after Chapel Hill community. This Caivan 3E model offers a smart, contemporary layout with modern finishes and plenty of natural light throughout. With 3 bedrooms, 2.5 bathrooms, and a fully finished basement, there's ample room for growing families or professionals seeking flexible space. The main floor features gleaming hardwood floors, 9-foot ceilings, a generous living room, a formal dining area, and a stylish powder room. The gourmet kitchen is highlighted by quartz countertops, an oversized island with breakfast bar, stainless steel appliances, and a sleek backsplash. Upstairs, you'll find three impressively sized bedrooms, including a primary suite with a large walk-in closet and a private 3-piece en-suite. A full bathroom with tub completes the upper level. The finished basement adds valuable living space with a large rec room, laundry area, and plenty of storage. Ideally located in a family-friendly neighbourhood close to shopping, schools, restaurants, parks, and transit. (id:6289)



Essential Information

Listing #	X12352026
Price	\$644,900

Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	305 Lamarche Avenue
Subdivision	2012 - Chapel Hill South - Orleans Village
City	Ottawa
Province	Ontario
Postal Code	K1C1T1

Amenities

Amenities	Public Transit, Schools, Park
Parking Spaces	2
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	30.6 x 68.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ENGEL & VOLKERS OTTAWA
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of

CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 24th, 2025 at 5:16am PDT