

# \$774,900 - 328 Ballinville Circle, Ottawa

MLS® #X12362798

**\$774,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

2602 - Riverside South/Gloucester Glen,  
Ottawa, Ontario

Stunning End Unit on a Prime Corner Lot Just Minutes from Manotick! Welcome to this beautifully maintained Sonoma Model offering over 2,033 sq ft of finished living space and the feel of a detached home all with the convenience of a double car garage. Situated on a spacious corner lot, this home features a fully fenced backyard, perfect for entertaining, gardening, or relaxing, complete with a handy storage shed. Step inside to discover a bright and open main floor layout highlighted by pristine hardwood flooring and a cozy gas fireplace. The heart of the home is a gorgeous chefs kitchen with sleek quartz countertops, abundant cabinetry, and a walk-in pantry thats sure to impress. Upstairs, you'll find 3 generously sized bedrooms and a versatile loft area that could easily be converted into a 4th bedroom. The primary suite spans the rear of the home, offering a luxurious ensuite and an expansive walk-in closet. A second full bath and laundry complete the upper level. The finished basement adds even more space with a large recreation room ideal for a family room, home office, gym, or play area plus two large storage/utility rooms. All of this in a fantastic location within walking distance to shopping at Earl Armstrong & River Road, as well as parks, schools, and recreation. Don't miss this opportunity to own a spacious, stylish home in a family-friendly community. Book your showing today! (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12362798     |
| Price      | \$774,900     |
| Bedrooms   | 3             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

## Community Information

|             |                                        |
|-------------|----------------------------------------|
| Address     | 328 Ballinville Circle                 |
| Subdivision | 2602 - Riverside South/Gloucester Glen |
| City        | Ottawa                                 |
| Province    | Ontario                                |
| Postal Code | K4M0C4                                 |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Schools, Public Transit, Fireplace(s) |
| Features       | Irregular lot size                    |
| Parking Spaces | 4                                     |
| Parking        | Attached Garage, Garage, Inside Entry |
| # of Garages   | 2                                     |

## Interior

|                 |                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Water Heater - Tankless, Water meter, Blinds, Dishwasher, Dryer, Hood Fan, Microwave, Storage Shed, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                                        |
| Cooling         | Central air conditioning, Air exchanger                                                                                                                       |
| Fireplace       | Yes                                                                                                                                                           |
| # of Fireplaces | 1                                                                                                                                                             |
| # of Stories    | 2                                                                                                                                                             |
| Has Basement    | Yes                                                                                                                                                           |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Brick, Vinyl siding |
| Lot Description | 41.5 x 105.4 FT     |
| Foundation      | Poured Concrete     |

## Listing Details

Listing Office

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