

\$699,900 - 22 Halkirk Avenue, Ottawa

MLS® #X12368249

\$699,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9003 - Kanata - Glencairn/Hazeldean, Ottawa,
Ontario

Welcome to 22 Halkirk Avenue, a beautifully maintained bungalow offered below the professionally appraised value! Located in a great family neighborhood, this delightful home offers the perfect blend of comfort, functionality and location, ideal for families, downsizers, or anyone seeking a peaceful suburban lifestyle with city conveniences. Step inside to discover a bright and inviting main floor featuring two spacious bedrooms, including a primary suite complete with his-and-hers closets and a 4-piece ensuite bathroom with a soaker tub and separate shower. A secondary full bathroom is also conveniently located on the main level. The kitchen is a sunny and cheerful space with a cozy breakfast nook surrounded by windows, perfect for enjoying your morning coffee. It includes a gas stove, pantry and ample cabinetry for all your culinary needs. The open-concept living and dining areas are perfect for entertaining, featuring a cozy gas fireplace and direct access to the fully fenced backyard and veranda. Downstairs, the fully finished basement offers exceptional additional living space with a large third bedroom featuring wall-to-wall closets, a spacious office area, a 3-piece bathroom and a generous recreation room that could easily double as a home gym or games room. Ample storage completes the basement, ensuring there's room for everything. The backyard is fully fenced and beautifully landscaped with



interlock and green space, ideal for children, pets and outdoor entertaining. The veranda provides a serene spot to relax and enjoy warm summer evenings. The double garage is fully insulated, offering not only secure parking but also a great space for a workshop or hobby area. Located within walking distance to grocery, shopping, restaurants, parks, trails and green space! Quick and easy access to the highway via Terry Fox Dr. This home truly offers it all: comfort, charm, convenience and would be perfect for a family with children or buyers looking to downsize. (id:6289)

Essential Information

Listing #	X12368249
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	22 Halkirk Avenue
Subdivision	9003 - Kanata - Glencairn/Hazeldean
City	Ottawa
Province	Ontario
Postal Code	K2V1B5

Amenities

Amenities	Public Transit, Park, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Flat site, Dry, Carpet Free, Sump Pump
Parking Spaces	4
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water meter, Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
Exterior Features	Landscaped
Lot Description	36.9 x 115.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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