

\$647,000 - 1124 Guertin Avenue, Ottawa

MLS® #X12369931

\$647,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

4601 - Billings Bridge, Ottawa, Ontario

Pride of ownership in this 2nd owner all brick bungalow on a quiet treelined avenue in soughtafter Billings Village! Covered front veranda, open Living & Dining area to Kitchen with sunfilled windows across the back overlooking the private south-facing hedged & fenced backyard! Dining room was a 3rd Bedroom, easily converted back if desired. Side door entry to Basement offers potential for future Secondary Suite. Brick wood-burning fireplace and 'retro' wetbar in Recroom. Note: the 'Elmira' antique woodstove beside the fireplace is included! There is also a Den and plenty of storage including a huge Cold Storage room! Long life architectural shingles on main roof with maxi-vents '13, most vinyl windows, 200 amp electrical service, deep oversized, electrified & heated detached Garage & Workshop! Garage roof '15. R3A zoning allows various options- Buyers to do their own due dilligence & confirm with the City. Walking distance to all kinds of local eateries & amenities- Stroll over to Bank Street for coffee at Second Cup or head to Blue Heron Mall with Farm Boy, Pelican Fishery, Ichiban Bakery & other cool shops not to mention pizza at Colonnade! Billings Bridge, the RA Centre and the Rideau River are just down the hill! Great Schools, Carleton University & Hospitals are all close by and both downtown Ottawa and the Ottawa International Airport are under 15 minutes away by car! This great property is ready and waiting for new owners to enjoy and make it



their own! (id:6289)

Essential Information

Listing #	X12369931
Price	\$647,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1124 Guertin Avenue
Subdivision	4601 - Billings Bridge
City	Ottawa
Province	Ontario
Postal Code	K1H8B6

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Features	Level lot
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Blinds, Dishwasher, Garage door opener, Two stoves, Washer, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
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Exterior Features	Landscaped
Lot Description	53.3 x 95 FT
Foundation	Block

Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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