

# \$795,000 - 2248 Wallingford Way, Ottawa

MLS® #X12373978

**\$795,000**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

8009 - North Gower, Ottawa, Ontario

Set on a 20,000+ sq ft lot, this 3+1 bedroom, 3 bathroom bungalow sits in a safe, family-friendly neighbourhood with mature trees and a new park. Just minutes from all the amenities Manotick has to offer, the home features a brand-new sun-filled kitchen with two-toned cabinetry, stainless steel appliances, and quartz countertops at its heart. Fresh floors flow into the open living/dining area, down the hall to three bedrooms, and a stunning 5-piece bath with cheater ensuite access. The lower level offers a spacious rec room with a Napoleon wood stove, an additional bedroom and bathroom, plus ample storage. Outside, enjoy an expansive, private hedged yard with an above-ground pool, three storage sheds, a greenhouse, and a deck with a gazebo. A main-level laundry/pool change room with sink and toilet adds convenience for guests of the pool or backyard get-togethers. Parking includes an attached heated and insulated two-car garage plus space for four in the laneway. See attachments for more details. Septic annual maintenance by Clearstream. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12373978 |
| Price     | \$795,000 |
| Bedrooms  | 4         |

|            |               |
|------------|---------------|
| Bathrooms  | 3.00          |
| Half Baths | 2             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2248 Wallingford Way |
| Subdivision | 8009 - North Gower   |
| City        | Ottawa               |
| Province    | Ontario              |
| Postal Code | K0A2T0               |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park                                  |
| Features       | Gazebo                                |
| Parking Spaces | 6                                     |
| Parking        | Attached Garage, Garage, Inside Entry |
| # of Garages   | 2                                     |
| Has Pool       | Yes                                   |
| Pool           | Above ground pool                     |

### Interior

|                 |                                                                              |
|-----------------|------------------------------------------------------------------------------|
| Appliances      | Water softener, Dishwasher, Dryer, Water Heater, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                       |
| Cooling         | Central air conditioning                                                     |
| Fireplace       | Yes                                                                          |
| # of Fireplaces | 1                                                                            |
| # of Stories    | 1                                                                            |
| Has Basement    | Yes                                                                          |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Vinyl siding, Brick |
| Exterior Features | Landscaped          |
| Lot Description   | 101.6 x 206.7 FT    |
| Foundation        | Poured Concrete     |

### Listing Details

Listing Office

ROYAL LEPAGE TEAM REALTY



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