

# \$646,999 - 349 Ardmore Street, Ottawa

MLS® #X12404829

**\$646,999**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

2602 - Riverside South/Gloucester Glen,  
Ottawa, Ontario

Step inside this beautifully maintained, like-new home in the heart of Riverside South - LIKE NEW without the wait of new construction! From the moment you enter, the tiled foyer and convenient front closet offer a warm, practical welcome. The open-concept main floor is bright and inviting with large windows filling the space with natural light. A cozy fireplace anchors the living room, while the adjoining dining area and modern kitchen make entertaining effortless! The kitchen features quartz countertops, extended cabinetry, stainless steel appliances and a breakfast bar with seating for three - perfect for quick meals or chatting with guests while you cook. There's plenty of prep and storage space to satisfy. Upstairs, the second floor offers a thoughtful layout with three spacious bedrooms and laundry for added convenience. The primary bedroom features a walk-in closet and a private 3-piece ensuite bath. Two additional good-sized bedrooms and another full bathroom complete this level, making it ideal for families or guests. Downstairs, the fully finished basement provides a flexible space perfect for a rec room, playroom or cozy movie nights. Step outside to enjoy the fenced backyard, ideal for kids, pets or weekend BBQs! Located in the sought-after Riverside South community, you will love the balance of nature and convenience. Enjoy nearby parks, schools, shopping and easy access to public transit and major routes. With beautiful walking



trails along the Rideau River and a strong sense of community, Riverside South is one of Ottawas most desirable neighbourhoods for growing families and professionals alike. Dont miss this opportunity to own a modern, move-in ready home in a location that truly has it all! (id:6289)

### Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12404829     |
| Price      | \$646,999     |
| Bedrooms   | 3             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |

### Community Information

|             |                                        |
|-------------|----------------------------------------|
| Address     | 349 Ardmore Street                     |
| Subdivision | 2602 - Riverside South/Gloucester Glen |
| City        | Ottawa                                 |
| Province    | Ontario                                |
| Postal Code | K4M0E1                                 |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Golf Nearby, Park, Schools, Public Transit, Fireplace(s) |
| Utilities      | Cable, Electricity, Sewer                                |
| Features       | Lane                                                     |
| Parking Spaces | 3                                                        |
| Parking        | Attached Garage, Inside Entry, No Garage                 |
| # of Garages   | 1                                                        |

### Interior

|            |                                                                            |
|------------|----------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator |
| Heating    | Natural gas Forced air                                                     |
| Cooling    | Central air conditioning                                                   |

|              |     |
|--------------|-----|
| Fireplace    | Yes |
| # of Stories | 2   |
| Has Basement | Yes |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Brick           |
| Lot Description | 20 x 108.4 FT   |
| Foundation      | Poured Concrete |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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