

\$665,000 - 349 Grammond Circle, Ottawa

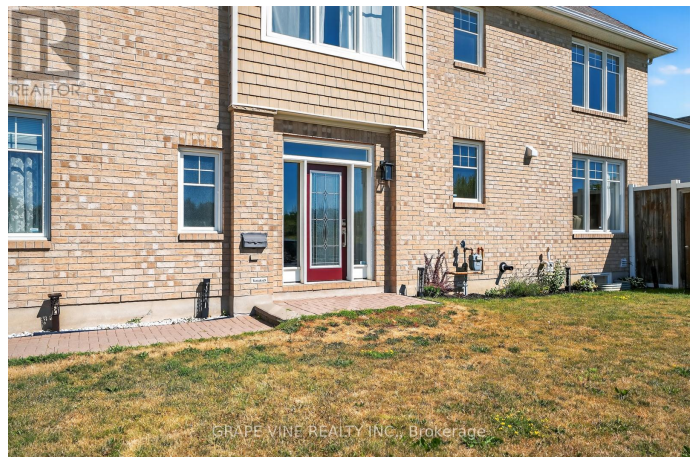
MLS® #X12416443

\$665,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

1117 - Avalon West, Ottawa, Ontario

Welcome to 349 Grammond Circle located in the heart of Avalon. This charming end unit, upgraded townhouse featuring 3 bedrooms, 3 bathrooms plus den, and loft, offering a versatile layout for additional living space, or working from home. The open concept floor plan, Jamison model by Tamarack boasts 2,300 sq. ft. of living space, including the finished lower level family room. Bright and airy flow throughout, with plenty of windows to allow natural light to stream in. The kitchen boasts dark, rich quality maple cabinetry, stainless steel appliances, and granite countertops, a gas range and kitchen island with bar top area. Cozy up in the living room with gas fireplace, and patio doors leading to your private, fully fenced backyard with deck, and recessed hot tub. The 2nd level features 3 spacious bedrooms, convenient laundry area, with cabinetry, loft, and full bathroom. The primary bedroom including a 4 piece ensuite, with soaker tub, separate shower, and walk in closet. The bright lower level recreation room offers additional space for your entertainment needs, wired for home theatre, or use as flex space for a gym, with a rough-in for future bathroom. Fridge & dishwasher (2021), AC (2021), humidifier (2021). Beautiful re-finished hardwood/fresh paint, over 20K in upgrades, and steps away from all major conveniences and everyday necessities. (id:6289)



Essential Information

Listing #	X12416443
Price	\$665,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	349 Grammond Circle
Subdivision	1117 - Avalon West
City	Ottawa
Province	Ontario
Postal Code	K4A0T6

Amenities

Amenities	Park, Schools, Public Transit, Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Hot Tub, Blinds, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	30.5 x 104.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office	GRAPE VINE REALTY INC.
----------------	------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 11:46pm PDT