

\$1,235,000 - 296 Royal Avenue, Ottawa

MLS® #X12417543

\$1,235,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

5102 - Westboro West, Ottawa, Ontario

Prime Location in One of the City's Most Coveted Neighbourhoods! Located on a quiet street just two blocks from Westboro Beach, scenic river pathways, and just steps away from the lively Westboro Village with all its amenities. This 4-bedroom, 3-bathroom home offers over 2,400 sqft of bright, spacious living space with charming architectural elements. The open-concept main level features 9ft ceilings, refinished hardwood floors, and pot lights. The living room flows effortlessly into the kitchen and dining area, filled with natural light from large south-facing windows. The rear addition offers a flexible den/office, laundry room, 4-piece bath, and access to the 20ft wide side yard with a deck. The spacious primary bedroom includes a private balcony, a 3-piece ensuite, heated marble flooring, and a loft area ideal for an office, or flex space. Three additional bedrooms boast sustainable bamboo flooring. Plus, the home is equipped with 40 solar panels for a boost of energy efficiency. (id:6289)

Essential Information

Listing #	X12417543
Price	\$1,235,000
Bedrooms	4
Bathrooms	3.00
Acres	0.00



Type	Single Family
Sub-Type	Freehold

Community Information

Address	296 Royal Avenue
Subdivision	5102 - Westboro West
City	Ottawa
Province	Ontario
Postal Code	K2A1T5

Amenities

Amenities	Beach, Public Transit, Park
Features	Lane
Parking Spaces	3
Parking	Carport, No Garage
# of Garages	1

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Hot water radiator heat
Cooling	Wall unit, Air exchanger
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	50 x 100 FT
Foundation	Block

Listing Details

Listing Office	FIDACITY REALTY
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