

\$2,189,000 - 1601 Apeldoorn Avenue, Ottawa

MLS® #X12423734

\$2,189,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

4703 - Carleton Heights, Ottawa, Ontario

Welcome to this beautifully custom-built home offering exceptional curb appeal & a thoughtfully designed layout. Nestled in a landscaped setting, this property features a double garage with convenient indoor access, a covered front porch, & a rear balcony overlooking a private, treed backyard perfect for relaxing or entertaining. Step inside to a bright foyer with soaring ceilings that opens to the second floor, setting the tone for the spacious interior. The main level boasts rich hardwood flooring & ceramic tile throughout, offering versatile living spaces. These include a formal living room that can double as a music room or home office, as well as a dedicated dining room that flows through a hallway to the kitchen. The kitchen is a chef's delight, featuring granite countertops, stainless steel appliances, ample cabinetry, a generous walk-in pantry, & an eating area that opens to the backyard through patio doors, flooding the space with natural light and a bright family room with a cozy gas fireplace. Also on the main floor is a two-piece powder room, a laundry room with built-in closets, & direct access to the garage. Upstairs, the primary bedroom impresses with a cathedral ceiling, both a standard closet & a walk-in closet, & a luxurious five-piece ensuite. Three additional bedrooms offer flexibility; one is currently used as a home office, while another features built-in shelves, drawers, & a cozy bench. A 4 PC main bath completes the upper level. The unfinished basement features ceramic flooring



& drywalled walls, a roughed-in bathroom, offering great potential for a recreation room, games room, or additional living space. A dedicated cold storage room adds even more value. This well-maintained, move-in-ready home offers both functionality and character, perfect for families or professionals seeking flexible spaces in a serene, tree-lined setting.

Don't miss the 360 iGuide tour. See attachment for additional information.

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Essential Information

Listing #	X12423734
Price	\$2,189,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1601 Apeldoorn Avenue
Subdivision	4703 - Carleton Heights
City	Ottawa
Province	Ontario
Postal Code	K2C1V4

Amenities

Amenities	Fireplace(s)
Utilities	Electricity
Features	Wooded area, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water Heater, Water meter, Dishwasher,
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Dryer, Hood Fan, Microwave, Stove, Washer, Window Coverings, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick
Lot Description	67.8 x 160.7 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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