

# \$789,900 - 20 Gary Avenue, Ottawa

MLS® #X12437124

**\$789,900**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

7606 - Manordale, Ottawa, Ontario

This beautifully updated bungalow in family-friendly Manordale is perfectly positioned for quick and easy access to different areas of the city. Set on a spacious corner lot and surrounded by mature trees, this home offers nearly 2,000 sq. ft. of total living across two levels. The main level features a bright and inviting layout, beginning with a generously sized living room highlighted by a full-height stone fireplace, recessed lighting, and a large picture window. The adjoining dining area is perfect for gatherings, while the renovated kitchen has sleek black cabinetry, quartz countertops, and stainless steel appliances. The three bedrooms on the main level include a well-sized primary suite with private access to a 2-piece ensuite as well as an updated shared bathroom with a walk-in glass shower just down the hall. The fully finished lower level has a spacious and well-lit recreation room thanks to recessed lighting throughout, making it ideal for a media setup, games room, or a home gym. A framed room with electrical would make for a great future bathroom, while the storage area with a workshop and laundry area adds to the home's versatility! Outdoors, a tall cedar hedge ensures privacy for the rear and side yards, offering plenty of space for gardening, entertaining, or play. Located on a quiet, tree-lined street, 20 Gary Avenue offers quick access to Merivale Road's shops, restaurants, and caf  s, while also being near excellent schools, parks, and community centres. Easy



access to Highway 417, Hunt Club Drive, and Woodroffe Ave ensures seamless commuting across the city. This move-in-ready home is your chance to live and invest in this spectacular community! Some photos have been virtually staged. (id:6289)

**Essential Information**

|            |               |
|------------|---------------|
| Listing #  | X12437124     |
| Price      | \$789,900     |
| Bedrooms   | 3             |
| Bathrooms  | 2.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 20 Gary Avenue   |
| Subdivision | 7606 - Manordale |
| City        | Ottawa           |
| Province    | Ontario          |
| Postal Code | K2G3L3           |

**Amenities**

|                |                               |
|----------------|-------------------------------|
| Amenities      | Park, Public Transit, Schools |
| Parking Spaces | 4                             |
| Parking        | Attached Garage, Garage       |
| # of Garages   | 2                             |

**Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher, Dryer, Hood Fan, Microwave, Storage Shed, Stove, Washer, Window Coverings, Refrigerator |
| Heating      | Natural gas Forced air  |
| Cooling      | Central air conditioning  |
| Fireplace    | Yes   |
| # of Stories | 1   |

Has Basement      Yes

## Exterior

Exterior      Brick, Stone

Lot Description      60 x 135 FT

Foundation      Concrete

## Listing Details

Listing Office      ENGEL & VOLKERS OTTAWA



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Listing information last updated on October 14th, 2025 at 11:46pm PDT