

\$519,900 - 226 Sherway Drive, Ottawa

MLS® #X12448456

\$519,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7701 - Barrhaven - Pheasant Run, Ottawa,
Ontario

226 Sherway is a semi-detached home that's all about smart potential in a prime family-friendly location. This is one of those properties where major upgrades have been done for you: brand new windows on all floors, freshly painted throughout, a refreshed kitchen with updated cabinets and countertops (2025), garage door system and remote (2017) plus roof and furnace (2012). It's a solid foundation to build on, whether you're a first-time buyer ready to make it your own, or an investor looking for long-term value. The property also features mature hedges in both front and back yards, offering a rare blend of privacy and natural charm. A single-car garage with an extended driveway provides parking for up to three vehicles. The layout inside is practical and full of light, featuring a cozy breakfast nook with bay window, a spacious south-facing living room with wood-burning fireplace, and direct walk-out to the fully fenced backyard and deck - a great space to enjoy outdoor moments. Upstairs features a bright south-facing primary bedroom complete with a walk-in closet and private ensuite with a shower. Two additional bedrooms each have closets and new windows. A second full bathroom with a tub and refreshed fixtures ties it all together, making mornings and evenings easy for the whole family. The unfinished basement adds valuable storage space or the potential to expand with future living areas. All of that is just the beginning - the location is



what really elevates this home. In the heart of a quiet, established neighbourhood, you're surrounded by multiple schools, parks, and recreation centres. Daily life couldn't be more convenient -Costco, Farm Boy, Walmart, Loblaw's, Canadian Tire, Cineplex, and so much more is just within five minutes. With major upgrades already done and endless ways to add your personal touch, 226 Sherway is an opportunity to customize your own home or grow it as investment in one of Barrhaven's most convenient spots. (id:6289)

Essential Information

Listing #	X12448456
Price	\$519,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	226 Sherway Drive
Subdivision	7701 - Barrhaven - Pheasant Run
City	Ottawa
Province	Ontario
Postal Code	K2J2G3

Amenities

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

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick Facing, Vinyl siding
Lot Description	30 x 100 FT
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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