

\$799,900 - 140 Shallow Pond Place, Ottawa

MLS® #X12451575

\$799,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

1118 - Avalon East, Ottawa, Ontario

Welcome to this beautifully upgraded 4-bedroom, 3-bathroom home located in the highly sought-after Avalon Orleans community. Offering approximately 1,778 square feet above grade plus a spacious unfinished basement, this property is ideally situated just steps from parks, schools, trails, public transit, and all essential amenities. The main floor features elegant hardwood and tile flooring, soaring 9-foot ceilings, and a large walk-in closet off the foyer for added storage. A versatile front room serves perfectly as either a den or formal dining area. The open-concept kitchen and living room are ideal for entertaining, complete with a cozy gas fireplace, recessed lighting, and ample space for family gatherings. The kitchen boasts quartz countertops, stainless steel appliances, a stylish backsplash, abundant cabinetry, a center island with breakfast bar, and an oversized eat-in area with patio doors leading to the backyard. A hardwood staircase leads to the second level, which also features 9-foot ceilings. The spacious primary bedroom includes a large walk-in closet and a luxurious 4-piece ensuite with quartz counters and tile flooring. Three additional generously sized bedrooms, a second-floor laundry room, and a beautifully finished 4-piece main bathroom complete the upper level. The unfinished basement offers plenty of room for storage or future customization. High-end blinds throughout add a touch of sophistication to this move-in-ready home. 24 hours irrevocable for



all offers.*some photos virtually staged*
(id:6289)

Essential Information

Listing #	X12451575
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	140 Shallow Pond Place
Subdivision	1118 - Avalon East
City	Ottawa
Province	Ontario
Postal Code	K4A5N9

Amenities

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

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	30 x 95.1 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX AFFILIATES REALTY LTD.



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Listing information last updated on October 20th, 2025 at 3:16pm PDT