

\$1,849,000 - 48 Mcnaughton Avenue, Ottawa

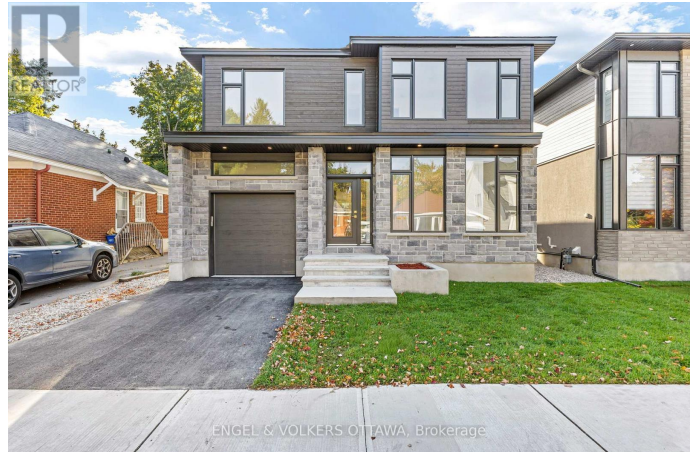
MLS® #X12462778

\$1,849,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

4406 - Ottawa East, Ottawa, Ontario

This brand-new, never-lived-in-before home in Old Ottawa East offers over 3,600 sq. ft. of total living space with premium finishes and high-performance systems throughout. The main level invites you in with a spacious tiled foyer, a stylish powder room, and a dedicated front office. The open-concept layout connects the living, dining, and kitchen, where natural light floods through many windows and is anchored by a gas fireplace. The designer kitchen features custom cabinetry, quartz countertops, a large central island, and direct access to a cedar deck and grassed rear yard. Upstairs, the primary suite offers a walk-in closet, a rear-facing balcony, and an en suite complete with a double vanity, oversized glass shower, and a water closet. Three additional bedrooms each offer generous proportions and dedicated closet space, with one additional 4-piece bathroom and a laundry closet completing the upper level. The finished lower level provides flexible living space ideal for a media room, recreation area, or lower-level family room with access to an additional 3-piece bathroom and a full-sized storage room. Built with sustainability in mind, this home features a high-efficiency Energy Star-rated HVAC system, Energy Star-rated windows with screens, and low-VOC finishes. Additional highlights include 9' ceilings on the main floor, hardwood throughout, designer light fixtures, and a solid maple staircase. 48 McNaughton Avenue places you in one of Ottawa's most prestigious neighbourhoods,



just steps from the NCC pathways along the Rideau River and Rideau Canal, the shops and restaurants of the Glebe and Lansdowne, and a short drive to the Byward Market. Be the first to call this beautiful property home!
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Essential Information

Listing #	X12462778
Price	\$1,849,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	48 Mcnaughton Avenue
Subdivision	4406 - Ottawa East
City	Ottawa
Province	Ontario
Postal Code	K1S0J2

Amenities

Amenities	Park, Public Transit, Schools
Features	Lane
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Cooktop, Dishwasher, Dryer, Garage door opener, Hood Fan, Microwave, Oven, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Lot Description	40 x 90 FT
Foundation	Concrete

Listing Details

Listing Office ENGEL & VOLKERS OTTAWA



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