

# \$897,900 - 165 Andre Audet Avenue, Ottawa

MLS® #X12464395

**\$897,900**

4 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,  
Ontario

The Hazelwood model by Matamy is a stunning example of modern architecture combined with functional design, making it an ideal choice for those seeking a comfortable and stylish home. This sunfilled corner unit boasts a plethora of upgrades that enhance its beauty and practicality. The main floor features a bright, open concept living area accentuated by numerous south and west-facing windows, which flood the space with natural light. Elegant hardwood flooring and sleek granite countertops complement the stainless steel appliances, creating a sophisticated yet inviting atmosphere. The nine-foot ceilings add to the spacious feel, while the double car attached garage offers convenience and ample storage. The upper level houses four generously sized bedrooms, including a principal suite with a walk-in closet and a luxurious ensuite bathroom. The unfinished basement provides additional potential for customization, while the attractive facade with a wrap-around porch adds curb appeal. This property is conveniently located near shopping and recreational facilities, making it a perfect blend of modern living and practical amenities. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12464395 |
| Price     | \$897,900 |

|           |               |
|-----------|---------------|
| Bedrooms  | 4             |
| Bathrooms | 3.00          |
| Acres     | 0.00          |
| Type      | Single Family |
| Sub-Type  | Freehold      |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 165 Andre Audet Avenue           |
| Subdivision | 7711 - Barrhaven - Half Moon Bay |
| City        | Ottawa                           |
| Province    | Ontario                          |
| Postal Code | K2C3H1                           |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Public Transit, Schools, Fireplace(s) |
| Parking Spaces | 4                                     |
| Parking        | Attached Garage, Garage               |
| # of Garages   | 2                                     |

## Interior

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

## Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Vinyl siding, Brick |
| Lot Description | 39.4 x 88.5 FT      |
| Foundation      | Poured Concrete     |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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