

\$615,000 - 131 Montmorency Way, Ottawa

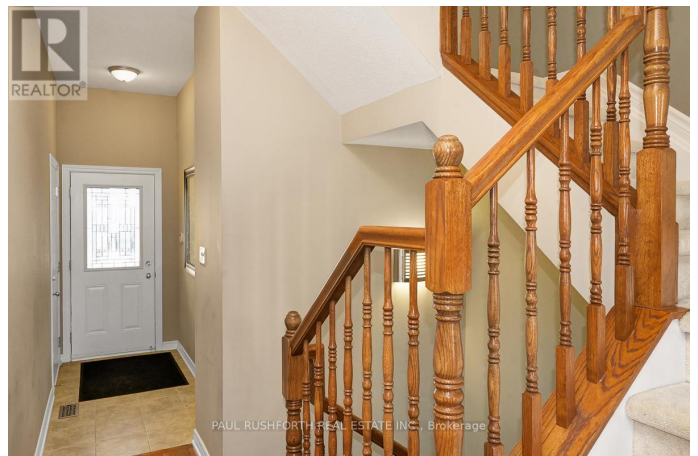
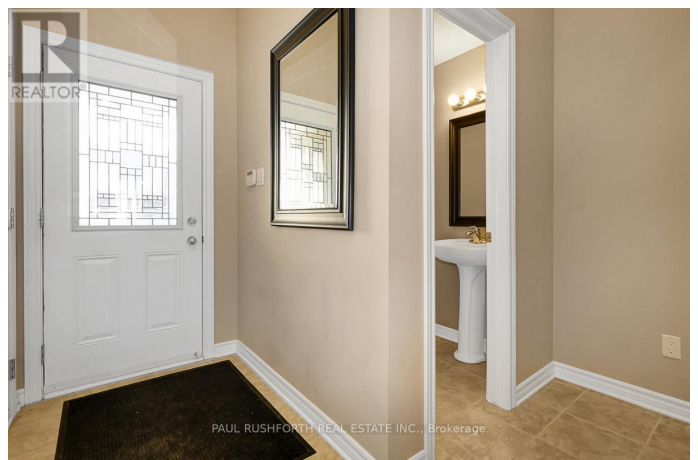
MLS® #X12468467

\$615,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

1118 - Avalon East, Ottawa, Ontario

Step into this beautifully maintained Minto Empire model townhome offering 3 bedrooms, 2.5 bathrooms, and a thoughtfully designed layout perfect for modern family living. Nestled in a quiet, family friendly neighbourhood, this move in ready home combines comfort, style, and quality finishes throughout. The main level welcomes you with a bright foyer featuring a convenient 2 piece powder room and inside access to the finished garage. Sun filled large windows and gleaming hardwood floors create a warm and inviting atmosphere throughout the open concept living and dining areas, highlighted by a cozy gas fireplace. From the dining area, patio doors open to a large entertainment sized deck, overlooking the fully fenced backyard with a hot tub, a perfect retreat for relaxing or hosting friends. The well appointed kitchen offers granite countertops, generous cabinet and counter space, built-in glass racks, a perfect setup for everyday living and entertaining. Upstairs, the spacious primary bedroom impresses with a walk-in closet and a 4 piece ensuite featuring granite counters. Two additional well sized bedrooms and another full bathroom, also finished with granite countertops, complete the second level, ideal for family or guests. The finished basement provides a comfortable family room with built-in speakers, laundry area, ample storage and bathroom rough-in, offering flexibility for your lifestyle needs. Well cared for, move in ready, and located in a welcoming community close to parks, schools, and



everyday amenities, this home is the complete package. Some photos have been virtually staged (id:6289)

Essential Information

Listing #	X12468467
Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	131 Montmorency Way
Subdivision	1118 - Avalon East
City	Ottawa
Province	Ontario
Postal Code	K4A0J2

Amenities

Amenities	Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

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

Exterior

Exterior	Brick
Lot Description	20.3 x 98.4 FT
Foundation	Poured Concrete

Listing Details

Listing Office PAUL RUSHFORTH REAL ESTATE INC.



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