

\$669,000 - 2684 Violet Street, Ottawa

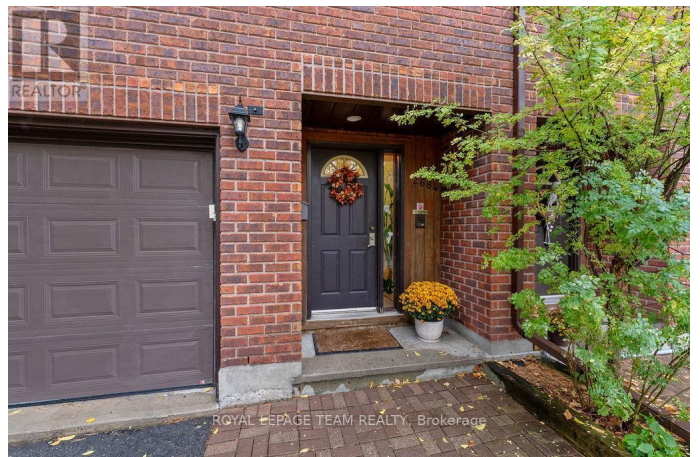
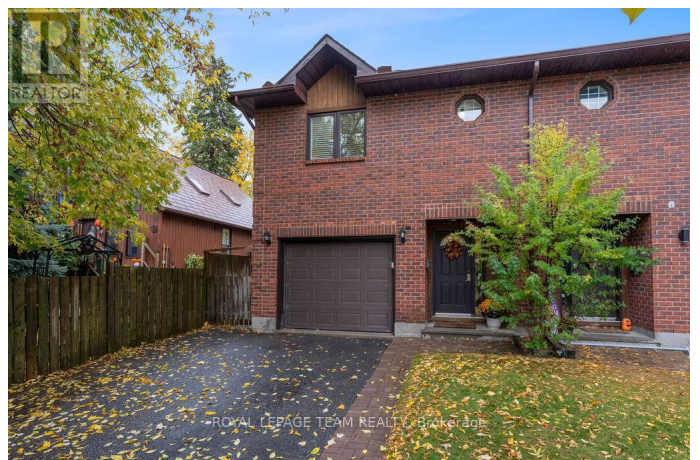
MLS® #X12474642

\$669,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

6102 - Britannia, Ottawa, Ontario

Welcome to Britannia! Ottawa's vibrant, friendly & beloved neighbourhood. This incredibly spacious semi-detached home on a peaceful, friendly street w/ good bones offers great value + lots of versatile space - inside & out! This bright, well-maintained 3-bedroom, 4-bathroom home is the ideal choice for many looking for something great in this neighbourhood - first-time buyers, multi-generational living, down-sizers or commuters seeking immediate comfort & the chance to add personal touches. Step inside to a flexible, flowing main level featuring hardwood floors & cozy, sunken living room w/ gas fireplace. The adjacent, spacious dining room leads to a corner-thru kitchen with a gas stove, ample white cabinetry & room for coffee nook. A powder room, large entry area w/ mud room door & inside garage access all offer convenience for everyday living. Upstairs, the huge primary bedroom is a treat, boasting California shutters, private ensuite bath & a nice, bright windowed walk-in closet. 2 additional well-sized bedrooms are served by their own 3-pc family bathroom on the upper level. But the tour doesn't stop there. The oversized lower-level rec room w/ its own 2nd gas fireplace & several large windows is perfect for a playroom, movie space, home office or even adding in a 4th bedroom. The lower level also offers convenient laundry w/ ample cabinetry, utility sink & abundant natural light, plus clever extra storage space tucked beneath the stairs. Outside, the fully fenced,



private backyard comes with a 2-tier deck + gas line for BBQ as well as a charming mini pond. The extended driveway gives space for several vehicles. The Location? Unbeatable! Steps to Britannia Beach, Britannia Coffeehouse, Beachconers Microcreamery, the Ottawa River, paths through Mud Lake Preserve Britannia Yacht Club & Tennis Centre. Farm Boy & shopping at Lincoln Fields, Bayshore & Carlingwood. Great bus routes at your doorstep for an easy commute via Kichi Zibi Parkway or HWY 417. (id:6289)

Essential Information

Listing #	X12474642
Price	\$669,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2684 Violet Street
Subdivision	6102 - Britannia
City	Ottawa
Province	Ontario
Postal Code	K2B6X2

Amenities

Amenities	Beach, Public Transit, Schools
Features	Conservation/green belt
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

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

Exterior

Exterior	Brick, Wood
Lot Description	25 x 100.1 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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