

\$959,900 - 17 Colindale Avenue, Ottawa

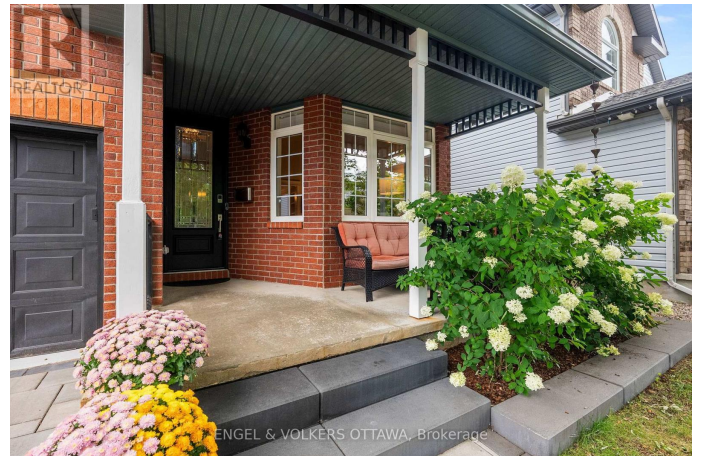
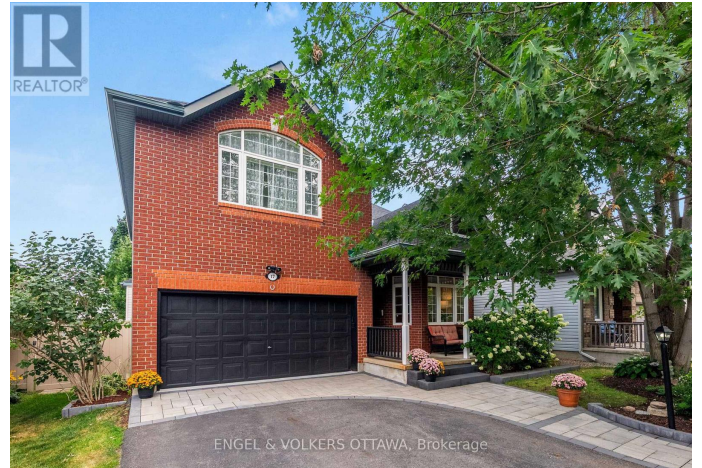
MLS® #X12479158

\$959,900

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

7706 - Barrhaven - Longfields, Ottawa, Ontario

Welcome to 17 Colindale Avenue. This home is located on a gorgeous lot, on a quiet, low-trac street in Barrhaven's Longfields neighborhood. Mature trees provide shade and privacy you won't find in newer developments, with picturesque views from every window. For those looking for a warm, contemporary home with a calm, welcoming vibe, this is the one. The original owners spent wisely, updating this Longwood Hampton model, originally built in 2000. You'll appreciate the eye-catching curb appeal, covered porch and 9' front door that welcome you home. The main floor features hardwood throughout, vaulted ceilings and a corner room that functions as either an office or bedroom. The kitchen has been updated with an expanded footprint featuring a large eating area, marble countertops, new appliances, and ample storage. Note the crown moulding and incredible custom built-ins in the dining room and family room. The second level features hardwood floors, spacious bedrooms - all with walk-in closets, an updated main bathroom, and laundry room. A vaulted ceiling and panoramic window in the large master bedroom frames a view of mature oaks and maples, and provides brilliant natural light. Couples will appreciate the his and hers walk-in closets that allow ample room for full wardrobes. The ensuite bathroom features an oversized tub and a modern, glass shower enclosure. A fully finished basement with a fourth bathroom, large family room, and space



for an additional bedroom adds impressive living space. The low-maintenance backyard, with its towering, mature trees and multi-level deck - ideal for entertaining - will be the highlight for many buyers. Updates are numerous, including a new PVC fence, and deck ('25), A/C ('24), furnace ('23), garage pad ('20), kitchen, mud room, front door, custom built-ins, and roof ('18), main bath and ensuite ('16). Undeniable pride of ownership is evident throughout this home. Take time to come and visit! (id:6289)

Essential Information

Listing #	X12479158
Price	\$959,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17 Colindale Avenue
Subdivision	7706 - Barrhaven - Longfields
City	Ottawa
Province	Ontario
Postal Code	K2J4V6

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Lot Description	40 x 100.5 FT
Foundation	Concrete

Listing Details

Listing Office ENGEL & VOLKERS OTTAWA



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