

WELCOME HOME

Offered At \$598,888
MLS1386363



65 Armadale Crescent
Ottawa K2J 3Z3

Welcome to this stunning corner unit townhome nestled in a quiet, family-friendly crescent within a sought-after neighbourhood. Extensively renovated with exquisite finishes, this home welcomes you with a modern front foyer featuring ceramic tile. It boasts luxurious laminate and ceramic tile flooring throughout. The open concept design includes a spacious eat-in kitchen, large dining area, and living room with a cozy gas fireplace and large windows for abundant natural light. Step out through the patio doors to a private, fenced backyard paradise, complete with a patio, terrace, gazebo, and above-ground pool. The primary suite features a large bedroom with scenic windows, a walk-in closet, and a modern 3-piece ensuite. Two additional bedrooms offer ample space, large closets and windows. An upgraded family bath is also found on the second floor. The bright lower level family room and extensive storage space make this home both practical and inviting. Conveniently located near transit, parks, shops, and schools, this move-in-ready home awaits.

Features:

- End Unit
- 3 Bedrooms
- 2.5 Bathrooms
- Above Ground Pool
- Attached Oversized Garage
- Forced Air / Central Air Conditioning
- Finished Basement
- Natural Gas Fireplace
- Corner Lot
- Fenced/Hedged Backyard



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Recent Updates:

2020

- New Roof Shingles
- New Water Heater and Power Vent
- Chimney Removal
- Ensuite Bathroom Remodel
- Family Bathroom Remodel
- Powder Room Remodel
- 2 nd Floor Hallway Flooring
- 1 st Floor Flooring
- Foyer Re-Tiled
- New Kitchen Countertop and Removed Wall to Open Up Kitchen
- Basement Mechanical Room and Hallway Development
- Timer Switch and Outdoor Light Fixture Installed
- Hardware and New Indoor Light Fixtures
- Basement Ceiling

2021

- Landscaping
- Patio, Gazebo and Terrace Installation
- Garage Insulation

2022

- Landscaping

2023

- Basement Family Room Creation
- Basement Flooring and Basement Ceiling

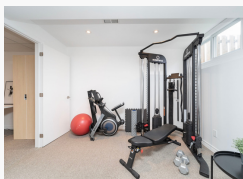
Approx. Utilities for 2023:

- Hydro \$1,279.30
- Gas \$1,198.77
- Water & Sewage \$906.36



Room Dimensions

- Foyer 21'7" x 6'8"
- 2pc Bathroom 6'0" x 2'5"
- Kitchen 9'8" x 9'7"
- Dining Room 12'10" x 6'0"
- Livingroom 18'2" x 10'7"
- Primary Bedroom 16'3" x 11'8"
- Ensuite Bathroom 8'2" x 4'6"
- Walk-In Closet 5'4" x 4'6"
- Bedroom 14'6" x 7'10"
- Bedroom 10'11" x 8'5"
- Upper Bathroom 7'10" x 6'0"
- Family Room 16'2" x 8'7"
- Laundry Room 10'9" x 9'7"
- Desk Nook 16'0" x 6'8"
- Storage Room 9'5" x 6'0"



Included:

- Refrigerator
- Stove
- Dishwasher
- Microwave / Hood Fan
- Washer
- Dryer
- Storage Shed x 2
- Above Ground Pool
- Central Vacuum
- All Light Fixtures
- Gas Hot Water Tank
- Auto Garage Door Opener + Remote



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