

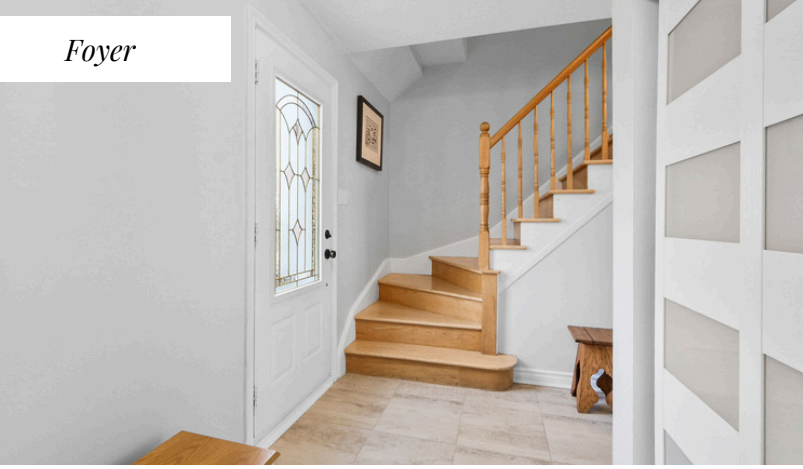


2342 Olgilvie Road

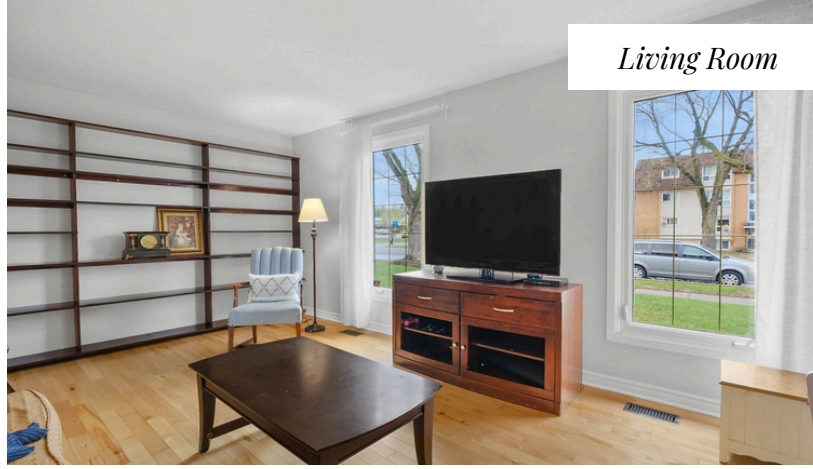
\$699,900

RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.

Foyer



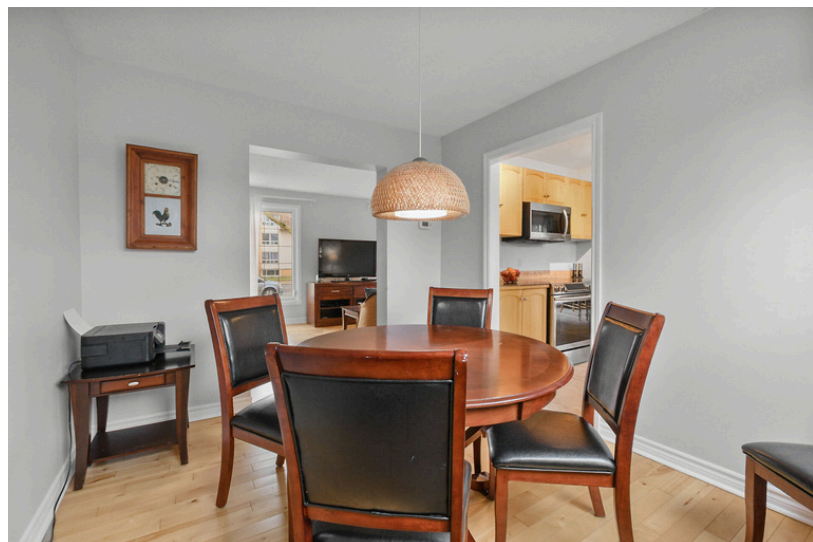
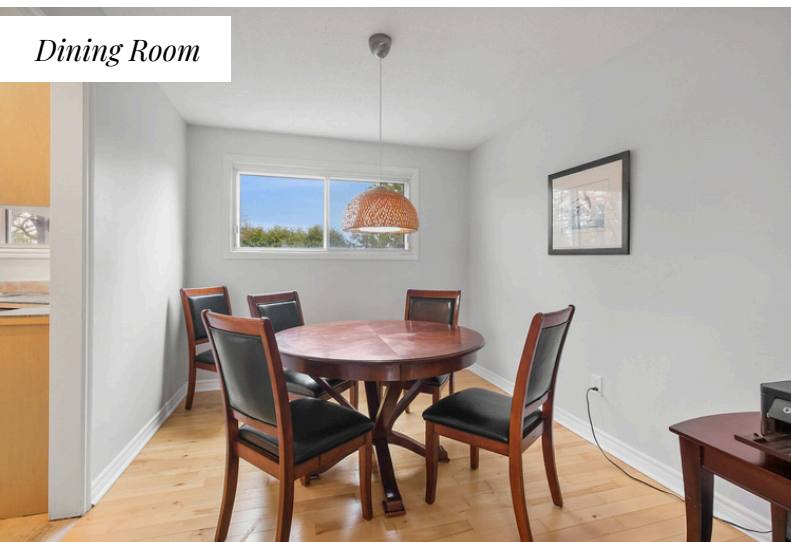
Living Room



Living Room



Dining Room



Information herein deemed reliable but not guaranteed.

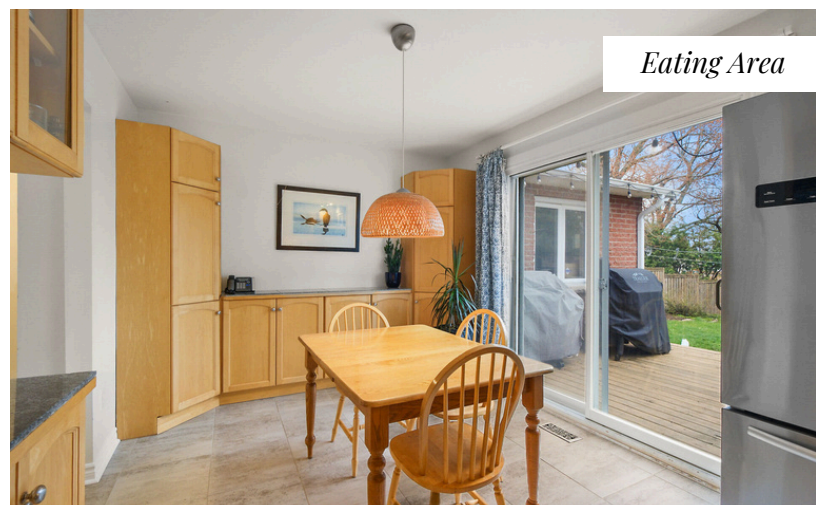
Kitchen



Kitchen



Eating Area



Home Details

- Welcome to 2342 Ogilvie Road, a beautifully maintained 4 bedroom, 1.5-bathroom single-family home nestled in the heart of Beacon Hill North one of Ottawa's most sought-after neighbourhoods.
- This charming residence offers a perfect blend of comfort, functionality, and location, making it an ideal choice for families and professionals alike.
- Situated on a large lot 55 feet x 120 feet that is fully fenced.
- Located within walking distance to top-rated schools, parks, shopping centers, and public transit (including the LRT Station Montreal Road), this home offers unparalleled convenience.
- Easy access to Highway 174 ensures a quick commute to downtown Ottawa and surrounding areas.
- Don't miss the opportunity to own this delightful home in a prime location.

Information herein deemed reliable but not guaranteed.

Powder Room



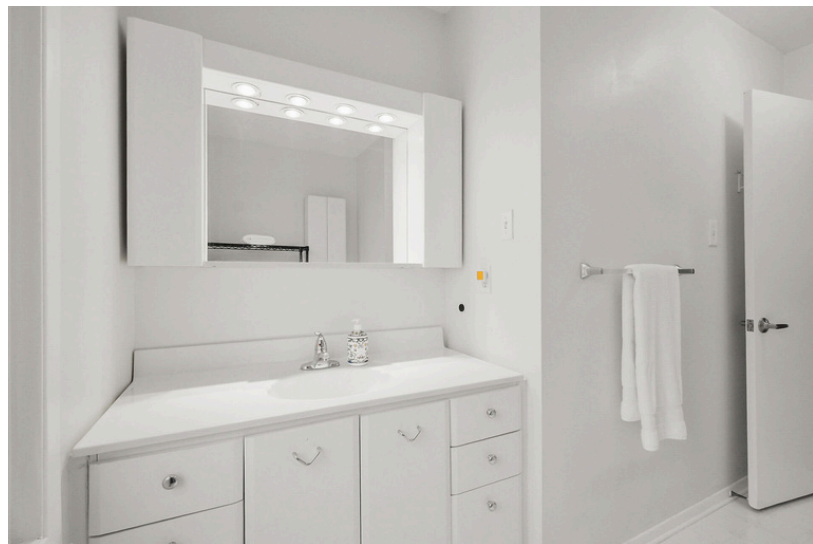
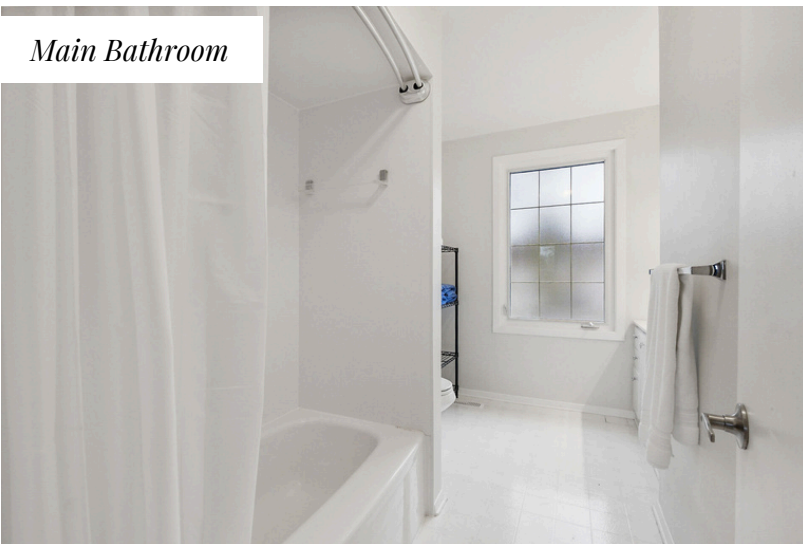
Primary Bedroom



Primary Bedroom



Main Bathroom



Information herein deemed reliable but not guaranteed.

Home Details

Main Floor

- An interlocking brick walkway leads to the front door.
- Step inside to a welcoming foyer with a coat closet and tile flooring.
- Discover a spacious and inviting layout featuring a bright living room with large windows that flood the space with natural light.
- The adjacent dining area provides an excellent setting for family meals and entertaining guests.
- Hardwood flooring in the living room & dining room with parquet flooring up stairs in the bedrooms and hallway.
- The eat-in kitchen is well-appointed with ample cabinetry and counter space, catering to all your culinary needs. Appliances included are fridge, stove, microwave/hood fan and dishwasher.
- The eating area has corner cabinets with a granite counter for extra storage. Patio doors lead to the large back deck and fenced yard.
- Convenient powder room with vanity and sink, dual flush toilet and quality tile flooring.
- The attached garage provides secure parking and additional storage or workshop attached.
- Outside, the private backyard is a tranquil retreat, ideal for summer barbecues, gardening, or simply relaxing.

Second Floor

- Upstairs, you'll find 4 generously sized bedrooms, each offering ample closet space.
- The generous primary bedroom features double closet doors and large picture window overlooking the backyard.
- The full bathroom is conveniently located to serve all bedrooms, it features a vanity with sink, cabinets and drawers, tub with tile surround, dual flush toilet, large frosted window and linoleum flooring.

Lower Level

- The lower level boasts a versatile finished basement, perfect for a family room, home office, or gym, along with additional storage space.
- The laundry room offers a utility sink and extra storage.

Bedroom #2



Bedroom #2



Information herein deemed reliable but not guaranteed.

Recreation Room



3-piece Bath \ Laundry



Recreation Room



Room Sizes

Main Floor

Foyer -	7'4" x 5'1"
Living Room -	17'2" x 11'4"
Dining Room -	10'10" x 9'4"
Kitchen -	10'10" x 10'2"
Eating Area -	9'8" x 9'8"
Powder Room -	4'5" x 4'3"
Workshop -	11'5" x 10'4"

Second Floor

Primary Bedroom -	15'4" x 10'7"
Bedroom #1 -	10'9" x 7'7"
Bedroom #2 -	14'3" x 8'8"
Bedroom #3 -	12'0" x 10'7"
Full Bathroom -	10'8" x 6'11"

Lower Level

Recreation Room -	25'5" x 10'8"	Laundry -	11'2" x 9'9"
Hobby Room -	12'8" x 10'11"	Utility Room -	11'7" x 6'2"

Information herein deemed reliable but not guaranteed.

Home Details

Year Built: 1967 Approximately

Property Taxes: \$4700.00 2024 approximately

Legal Description: LT 12, PL 806 ; S/T GL79054, GL79076, GL79622 GLOUCESTER

Lot Size: 55 feet x 120 feet

Inclusions: fridge, stove, microwave/hoodfan, dishwasher, washer, dryer, all attached shelving, garage door opener with remote(s), shed, all window coverings, all light fixtures, hot water tank

Rentals: none

Possession: TBA/Flexible

Updates: Furnace 2012

Roof 2012

Hot Water Tank 2008

Back deck



Back yard



The Joanne Goneau Team

Joanne Goneau, Broker of Record/Owner

613-851-5982

joanne@joannegoneau.com

www.ottawaproperties.com