

# Property Description

**\$864,000**

**1206 Matheson Road, Ottawa, Ontario K1J 1A7**

Residential • 1 Storey • Beds: 4 • Baths: 2 • MLS®: X13171070 • Year Built: 1993  
Taxes: \$5,434 / 2026 • Sq. Footage: 1400 ft

This bungalow offers a spacious foyer and bright, functional layout with elegant finishes. The sun-filled main level features hardwood and tile, 9-ft ceilings, and natural light. The kitchen includes a sunny eating area, while the formal dining room showcases a custom stained glass window. The living room offers a bay window and skylight for a warm, inviting feel. The primary bedroom features a 4-piece ensuite plus two additional bedrooms, one with patio doors to the yard. The finished lower level includes a rec room, office, bedroom, workshop, laundry, and storage. Enjoy a private fenced yard with patio, double garage, and parking for four more. Close to transit, CSIS, NRC, and Montfort Hospital.



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## Irene Bilinski Team

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