

View virtual tour at:  
[visual4sale.com](https://visual4sale.com)

Enter:

v4s# 356504



**22 Halkirk Ave, Ottawa  
Ontario K2V 1B5**

**\$699,900**

## Property Information

Property Type	• Residential
Property Style	• 1 Storey
Beds	• 2+1
Baths	• 3
Taxes	• \$4,235 / 2025
Sq. Footage	• 2145 ft
Lot Size	• 36.87 Ft x 115 Ft
Year Built	• 1998
MLS®	• X12637964



# Property Description

Beautifully maintained bungalow nestled on a quiet, family-friendly neighborhood! This delightful home offers the perfect blend of comfort, functionality and location, ideal for families, downsizers, or anyone seeking a peaceful suburban lifestyle with city conveniences. Features 3 bed/3 bath, finished basement, insulated garage and fully landscaped backyard. Great primary suite with 4 pcs ensuite bathroom. Open concept dining/living room with cozy fireplace. Screened in veranda is perfect for summer relaxation. Bright & Sunny breakfast area. Would be perfect for a family with children or buyers looking to downsize. Walking distance to parks, trails, shopping! Don't wait, book a showing now, this is a great home!



## Property Features

- Fully Finished Basement with Bath!
- Generous Size Primary Suite!
- 4 Piece Ensuite Bathroom!
- Insulated Garage/Workshop!
- 3 Bed & 3 Bath Home!
- Fully Landscaped with Shed!
- Living Room with Cozy Fireplace!
- Perfect for Families & Downsizers!
- Great Family Neighborhood with Park!
- Walk to Grocery/Shopping/Restaurant!



**Eric Morin**  
Sales Representative  
613-829-1818

**Direct Cell Number:**  
613-325-5958

[ericmorin@royalpage.ca](mailto:ericmorin@royalpage.ca)



**Royal LePage Integrity Realty Independently  
Owned and Operated**  
2148 Carling Av, Units 5 & 6  
Ottawa, K2A 1H1



All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions.