

\$1,100,000 - 195 Alex Polowin Avenue, Ottawa

MLS® #X12327171

\$1,100,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,
Ontario

Welcome to 195 Alex Polowin Avenue, a contemporary 4-bedroom, 3-bathroom home offering over 2,500 sq.ft. of beautifully designed above-grade living space. Set on an oversized lot in Half Moon Bay, this home blends clean-lined style with thoughtful functionality - ideal for modern families and busy professionals alike. Step into a tiled foyer that opens to a private front office - perfect for remote work or a quiet study. Warm-toned hardwood floors lead you into the bright and spacious living room, where a striking dark stacked-stone fireplace and TV niche create a dramatic focal point. Framed by large windows, this space is as inviting as it is light-filled. The adjacent dining room is designed for entertaining, with a statement light fixture and neutral finishes that set the tone for stylish gatherings. At the heart of the home, the chef-inspired kitchen features two-tone cabinetry, quartz countertops, a waterfall island with seating, and a full suite of stainless steel appliances - both sleek and functional. Upstairs, the primary bedroom is a serene retreat with plush carpeting, a generous closet, and a luxurious 5-piece ensuite featuring a glass-enclosed shower and double vanity. Three additional bedrooms offer flexible space for children, guests, or hobbies and share a well-appointed main bath with an extended vanity and tub/shower combo. A dedicated laundry room with front-loading machines adds extra convenience. Outside,



enjoy a low-maintenance backyard with composite fencing, a raised deck with a gazebo, and a spacious lawn - perfect for play or relaxing in the shade. Located minutes from top-rated schools, parks, shopping, and recreation, this home offers the best of suburban living in a vibrant, family-friendly neighbourhood. 195 Alex Polowin Avenue isn't just a home - its a lifestyle. (id:6289)

Essential Information

Listing #	X12327171
Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	195 Alex Polowin Avenue
Subdivision	7711 - Barrhaven - Half Moon Bay
City	Ottawa
Province	Ontario
Postal Code	K2J6E8

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Features	Lane
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Blinds, Dishwasher, Dryer, Hood Fan, Microwave, Storage Shed, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stone
Lot Description	43 x 91.9 FT
Foundation	Concrete

Listing Details

Listing Office ENGEL & VOLKERS OTTAWA



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