

# \$574,900 - 317 Song Sparrow Street, Ottawa

MLS® #X12395504

**\$574,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,  
Ontario

Welcome to 317 Song Sparrow, a charming and freshly painted two-storey townhome that's ready for you to move in and make it your own. Located in a family-friendly neighborhood, this home is just steps from parks, great schools, and convenient transit options. The main floor features an open-concept layout that makes everyday living and entertaining easy. The living and dining areas flow nicely into the kitchen, creating a bright, welcoming space filled with natural light. Upstairs, you'll find three comfortable bedrooms and two full bathrooms, including a private ensuite in the primary bedroom. The finished basement offers even more living space, perfect for a rec room, home office, or whatever suits your lifestyle. With 2.5 bathrooms in total and thoughtful updates throughout, this home checks all the boxes for comfort, convenience, and style. Come take a look and see why 317 Song Sparrow could be the perfect fit for you. (id:6289)



## Essential Information

|            |           |
|------------|-----------|
| Listing #  | X12395504 |
| Price      | \$574,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Half Baths | 1         |

|          |               |
|----------|---------------|
| Acres    | 0.00          |
| Type     | Single Family |
| Sub-Type | Freehold      |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 317 Song Sparrow Street          |
| Subdivision | 7711 - Barrhaven - Half Moon Bay |
| City        | Ottawa                           |
| Province    | Ontario                          |
| Postal Code | K2J0T5                           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

### Interior

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                             |
| Cooling      | Central air conditioning                                           |
| # of Stories | 2                                                                  |
| Has Basement | Yes                                                                |

### Exterior

|                 |                     |
|-----------------|---------------------|
| Exterior        | Brick, Vinyl siding |
| Lot Description | 21.3 x 83.7 FT      |
| Foundation      | Concrete            |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | GRAPE VINE REALTY INC. |
|----------------|------------------------|



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