

\$2,900 - 868 Fletcher Circle, Ottawa

MLS® #X12481089

\$2,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9007 - Kanata - Kanata Lakes/Heritage Hills,
Ottawa, Ontario

Welcome to this elegant and contemporary 3-bedroom, 2.5-bath Addison model end-unit townhome in prestigious Kanata Lakes - a residence that blends functionality, comfort, and charm in one beautiful package. The highlight of this home is the bright walk-out basement, expanding your living space and leading to a private, fully fenced backyard where you can relax, garden, or entertain under open skies. From the moment you arrive, the widened interlock driveway, tasteful brick exterior, single-car garage, and neat front entry create a polished first impression, offering 1+4 total parking spaces for added convenience. Inside, the main floor greets you with an open-concept layout featuring hardwood flooring, large windows, and a cozy gas fireplace that anchors the living and dining areas beneath a vaulted ceiling. The kitchen offers both style and efficiency with tile flooring, a breakfast bar, generous cabinetry, and a sunny eating nook that opens to a charming Juliette balcony - perfect for morning coffee. Upstairs, the spacious primary bedroom includes a walk-in closet and spa-inspired ensuite, while two additional bedrooms share a bright full bath. A convenient laundry closet completes this level for modern everyday ease. The finished lower level adds remarkable versatility - ideal as a recreation room, home gym, or office - with patio doors opening directly to the backyard, creating a seamless indoor-outdoor flow. With



a fenced yard for privacy, central A/C, and garage entry access, this home is fully equipped for comfortable living. Set in a quiet, family-friendly community near top-rated schools, parks, golf courses, and the Kanata High Tech Park, plus just minutes from shops, restaurants, and transit, it offers the perfect balance of tranquillity and convenience. Stylish, well-maintained, and move-in ready - this is the one you've been waiting for.

(id:6289)

Essential Information

Listing #	X12481089
Price	\$2,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	868 Fletcher Circle
Subdivision	9007 - Kanata - Kanata Lakes/Heritage Hills
City	Ottawa
Province	Ontario
Postal Code	K2T0B8

Amenities

Amenities	Fireplace(s)
Parking Spaces	2
Parking	Garage
# of Garages	1

Interior

Appliances	Garage door opener remote(s), Water Heater, Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick
Lot Description	24.4 x 113.2 FT
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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