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**RE/MAX DELTA REALTY TEAM**  
2316 St Joseph Blvd  
Orleans, ON  
K1C 1E8

96 Trump Ave, Ottawa, ON, K2C 4A2, Canada

MLS®# 1237042



Property Value	\$579,900
Type	Row / Townhouse
Style	2 storey
Basement	Full (Finished)
Parking	1 car
Year Built	1999
Lot Frontage	24.18 ft
Lot Depth	107.21 ft
Bedrooms	2
Bathrooms	1 full & 1 half

## Description

Charming end unit backing the Trans Canada Pathway. This sun-filled home offers oak hardwood flrs on main w/tile in foyer & baths. Conveniently located 2-pc powder rm off the entry. Gas FP highlights the cozy living rm while the kitchen offers ample oak cabinetry, counter space & is open to the dining room for easy entertaining. Patio doors off the kitchen lead to the maintenance-free backyard which includes stone pathways, gardens & pergola, edged by ample greenery creating a private oasis. The second level hosts two bedrms + loft w/privacy half wall & vaulted ceiling. (Loft could easily be converted to a 3rd bedrm or nursery) Spacious master bedrm w/wall-to-wall sliding door closet. The main bath has a separate corner shower & soaker tub. Basement is well-lit w/lofty rec.rm, laminate flrs, storage & laundry. Interlock walkway & sgl car garage. Roof approx 2011. Furnace 2019. Offers will be conveyed on May 3rd at 4 pm. Seller reserved the right to review and accept pre-emptive offers.







