



# 7 Beaverton Avenue, Ottawa, Ontario K2E 5K5

Residential • 3 Level Sidesplit • Beds: 3 • Baths: 2 • MLS®: X12040060  
Year Built: 1961 • Taxes: \$4,795 / 2024 • Lot Size: 75 x 100 ft.

**\$849,900**



## PROPERTY FEATURES

- ✓ Hardwood & ceramic floors
- ✓ HRV & 200 amp
- ✓ Massive family room addition
- ✓ Smoke & pet free home
- ✓ Gas fireplace in recroom
- ✓ Single car garage & large driveway
- ✓ Two cold storage rooms
- ✓ Two storage sheds

View virtual tour at [VISUAL4SALE.COM](http://VISUAL4SALE.COM) Enter V4S# 354216

## Coady Real Estate Group

**Royal LePage Team Realty**  
1723 Carling Avenue  
Ottawa, Ontario, K2A 1C8

[kevin@coadyrealestategroup.com](mailto:kevin@coadyrealestategroup.com)



**COADY REAL ESTATE GROUP**

[coadyrealestategroup.com](http://coadyrealestategroup.com)



Direct: 613.440.7653  
Office: 613.725.1171