

252 HARRINGTON STREET

Arnprior, Ontario K2S 2T9

MLS®: 1412903



\$699,900 New Listing

Active

Style of Dwelling **Detached**

Bedrs Total **3**

Type of Dwelling **3 Storey**

Baths Total **3**



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Step into a piece of history with this beautifully updated home in the heart of Arnprior. As you step inside, you'll be greeted by a spacious and inviting foyer that leads to a bright and airy living room adorned with hardwood floors and large windows that fill the space with natural light. The traditional layout flows effortlessly into a fully renovated kitchen. The three bedrooms provide peaceful retreats. The three bathrooms throughout the home have been tastefully updated, ensuring convenience and comfort for family and guests alike. The third-floor loft is an excellent "flex" space with many uses. Outside, the property features a beautifully landscaped yard and a large deck ideal for entertaining. Located within walking distance of local amenities, shopping, parks, and

the Ottawa River this home offers a unique opportunity to enjoy small-town living while being just a short drive from larger urban centers. The adjoining lot is also available for purchase. 24hr irrevocable offers

About 252 HARRINGTON, Arnprior, Ontario K2S 2T9

Directions: Madawaska Boulevard to Harrington Street

General Description

Status	Active
ML Number	1412903
Property Sub Type	Residential
District/Neighbourhood #	550- Arnprior
Municipality	Arnprior
Fronting On	West
Lot Size	45.93 x 149.98 - Irregular
Zoning Designation	RES
Legal Description	PART LOT 23, HARRINGTON ST, PLAN 33, PARTS 2 AND 3, 49R20205 SUBJECT TO AN EASEMENT OVER PART 2, 49R20205 IN FAVOUR OF PART LOT 23, HARRINGTON ST, PLAN 33, PART 1, 49R20205 AS IN RE307304 TOWN OF ARNPRIOR

Interior Features

Style of Dwelling	Detached
Type of Dwelling	3 Storey
Bedrs Total	3
Bedrs Above Grade	3
Bedrs Below Grade	0
Baths Total	3
Baths Full	1
Baths Partial	2
Ensuite Baths	0
Basement Description	Low
Basement Dev	Unfinished
Floor Coverings	Hardwood, Tile
Appliances Included	Dishwasher, Dryer, Hood Fan, Refrigerator, Stove, Washer

Rooms

Living Rm

Level Main

15'8" x 12'1"

Dining Rm

Level Main
14'0" x 11'11"

Kitchen

Level Main
15'7" x 14'3"

Foyer

Level Main
10'6" x 10'5"

Bath 2-Piece

Level Main
3'9" x 3'0"

Primary Bedrm

Level 2nd
12'0" x 9'0"

Bedroom

Level 2nd
11'3" x 12'2"

Bedroom

Level 2nd
12'2" x 8'8"

Den

Level 2nd
10'7" x 10'3"

Full Bath

Level 2nd
7'2" x 6'9"

Laundry Rm

Level 2nd

Loft

Level 3rd
28'11" x 26'1"

Storage Rm

Level 3rd
12'10" x 7'0"

Utility Rm

Level Lower

Exterior / Construction

Year Built	1900
Age Description	Approx
Parking Description	Gravel
Number of Garage Spaces	0
Number of Covered Spaces	0
Total Parking	3
Exterior Finish	Wood, Wood Shingle
Foundation	Stone

Features Equipment Included	Storage Shed, Window Blinds
Site Influences	Deck, Fenced Yard, Flat Site, Natural Gas, Treed Lot
Neighbourhood Influences	Playground Nearby, Recreation Nearby, Shopping Nearby, Water Nearby
Rental Equipment	Hot Water Tank
Property Restrictions	Right Of Way

Utility Information

Heat Description	Baseboard, Forced Air
Heating Fuel	Electricity, Natural Gas
Air Conditioning Description	Central
Water Supply	Municipal
Sewer Type	Sewer Connected
Fire Retrofit	N/A

Financial Information

Association/POTL Fee	0
Property Taxes	\$2,932
Property Tax Year	2024

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.

