

FOR SALE



The Wright Team

476Bousquet.com

476 Bousquet Avenue

3 BEDS | 2 BATHS



CORNWALL

Move-in ready in central Cornwall, this bright and cozy detached bungalow is an ideal starter home or investment opportunity. Located on a corner lot, it offers convenient access to a variety of local amenities, including shopping, restaurants, a hospital, and Highway 401. The home features three bedrooms, two bathrooms, and a finished lower level for additional living space. A detached single garage and driveway provide ample parking, while the fenced backyard is perfect for relaxing. Municipal water and sewer provide added convenience. This charming property is ready to move in and provides the perfect canvas to make it your own.

Living Room,
Breakfast Area
and Kitchen



Kitchen, Primary
Suite, Additional
Bedroom and
Bathroom







Property Dimensions

Main Floor

Living Room – 13'1" x 11'7"
 Kitchen – 12'9" x 9'7"
 Breakfast Area – 11'10" x 9'5"
 Primary Bedroom – 11'1" x 9'3"
 Bedroom – 11'1" x 8'5"
 Bathroom – 9'6" x 4'7"

Lower Level

Recreation Room (L-Shaped) – 14'1" x 6'3"
 Recreation Room – 19'5" x 12'1"
 Bedroom – 10'1" x 9'2"
 Bathroom – 8'9" x 3'5"
 Furnace Room – 14'8" x 9'4"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 2

Property Type: Bungalow

Neighbourhood: Cornwall

Lot Size: 47.00 ft x 105.00 ft

Taxes/Year: \$2,960.77 / 2025

Heating: Forced Air, Natural Gas

Inclusions:

Fridge. Stove. Hood fan. Washer. Dryer. Hot water tank. Garage door opener and one remote. Stove in basement. All blinds. All curtain rods.

*All items are in as-is condition.

Exclusions:

None.

Rental Equipment:

None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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