

\$649,900 - 6481 Rideau Valley Drive N, Ottawa

MLS® #X12308777

\$649,900

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

8004 - Manotick South to Roger Stevens,
Ottawa, Ontario

Charming bungalow nestled on a beautiful half-acre lot at the edge of the prestigious Carleton Golf & Yacht Club community in Manotick. This delightful home offers the perfect blend of comfort, privacy, and convenience, ideal for those seeking a tranquil lifestyle with close proximity to essential amenities. The open-concept main floor is filled with natural light from large east and west-facing windows, creating a warm and inviting living space. The bright living room flows seamlessly into a functional kitchen and dining area, with direct access to a private backyard surrounded by mature trees and lush gardens, perfect for outdoor entertaining. Two well-appointed bedrooms and a full main bathroom complete the main level. The second bedroom appears to have previously been two separate rooms, which were combined into one; it may offer potential for conversion back to a three-bedroom layout. The finished basement extends your living space with a generous recreation room, a versatile den, a convenient powder room, and abundant storage options. Stylish, waterproof, and durable Rigid Core flooring runs throughout both levels, combining practicality with contemporary appeal. A spacious double-car garage with inside entry offers both parking and additional storage. Two garden sheds provide even more outdoor storage for tools, equipment, or seasonal items. Work from home with fast Bell Fibe internet. Located just



south of Manotick's charming village core, this home is minutes from the Rideau River, local shops, scenic parks, and great restaurants. Manotick is known for its historic mill, vibrant community events, and small-town charm with big-city convenience. You'll love the farmers markets, local boutiques, and cozy caf  s, plus the excellent schools and community services nearby. Hwy 416 ensures an easy commute to Ottawa and surrounding areas, and just an 18-minute drive to the Bowesville Station O-Train Park & Ride, making transit into the city even more accessible. (id:6289)

Essential Information

Listing #	X12308777
Price	\$649,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	6481 Rideau Valley Drive N
Subdivision	8004 - Manotick South to Roger Stevens
City	Ottawa
Province	Ontario
Postal Code	K4M1B3

Amenities

Amenities	Golf Nearby, Marina, Park, Fireplace(s)
Features	Wooded area, Lane, Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water softener, Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Lot Description	100 x 220 FT 1/2 - 1.99 acres
Foundation	Block

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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