

\$639,000 - 617 Gardenvale Road, Ottawa

MLS® #X12328005

\$639,000

4 Bedroom, 1.00 Bathroom,
Single Family on 0.00 Acres

3504 - Castle Heights/Rideau High, Ottawa,
Ontario

What's not to love about this immaculately maintained full-brick 3+1 bedroom bungalow on a quiet tree lined street in the tight knit community of Castle Heights, which has been meticulously cared-for by the same owner for the last 65 years! Warm and inviting front walkway leads to lovely covered front porch. Bright and airy open-concept main living area with hardwood floors, picturesque front window, and beautiful sight-lines. Renovated eat-in kitchen with timeless cabinetry, and sink underneath large window overlooking front garden. Spacious primary bedroom with ample closet space. Two additional well-proportioned bedrooms. Updated main floor bathroom with newer vanity, soaker, tub, and tiled walls. Convenient side-door which has direct access to basement from the outdoors, unusually high 8ft ceilings, large secondary living space with charming wood panelling, fourth bedroom, spacious laundry room, and tons of room for all of your storage needs. Ideal configuration to add an in-law suite or secondary dwelling unit. Fenced backyard with lovely perennial garden, stone patio, and convenient storage shed. Tons of parking with private driveway. Owned Hot Water Tank. Central Air-Conditioning. Furnace 2014. All vinyl windows. Extremely convenient location with tons of retail options - Farm Boy, Adonis, Independent Grocer, Shoppers Drug Mart, LCBO, and St Laurent Shopping Centre. Easy access to public transit with multiple bus route



near-by and LRT station. Dare to compare this meticulously maintained home which has a timeless design, so much pride of ownership, a super convenient location, and the highly coveted post-war quality workmanship. Quick closing available. 24h irrevocable on all offers. (id:6289)

Essential Information

Listing #	X12328005
Price	\$639,000
Bedrooms	4
Bathrooms	1.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	617 Gardenvale Road
Subdivision	3504 - Castle Heights/Rideau High
City	Ottawa
Province	Ontario
Postal Code	K1K1E5

Amenities

Utilities	Cable, Electricity, Sewer
Features	Flat site
Parking Spaces	3
Parking	No Garage

Interior

Appliances	Water meter, Dryer, Freezer, Water Heater, Storage Shed, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

Exterior

Exterior	Brick
Lot Description	52.3 x 105.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PERFORMANCE REALTY



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Listing information last updated on October 23rd, 2025 at 11:46am PDT