

# \$779,900 - 113 Ridgfield Crescent, Ottawa

MLS® #X12332293

**\$779,900**

5 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

7805 - Arbeatha Park, Ottawa, Ontario

Fantastic income property on a large 65' x 140' lot in the heart of Bells Corners! This well-maintained brick bungalow features two self-contained units generating \$4,206/month (\$50,472/year) in rental income. Ideal for multi-generational living or for homeowners looking to live upstairs and rent out the basement to help offset mortgage costs. The upper 3-bedroom unit includes an eat-in kitchen with white appliances, stackable washer & dryer, hardwood floors, a bright living/dining room, and a full 4-piece bath. The lower 2-bedroom suite, completed in 2020, offers laminate flooring, stainless steel appliances, washer & dryer, a 4-piece bath, and a gas fireplace. Upgrades include a 200-amp panel, vinyl windows (1992-2005), furnace and A/C (approx. 2010), and 40-year shingles (approx. 2011). The detached 1-car garage is used by the upper tenants, and the spacious driveway fits 6 cars. Enjoy the private, fenced backyard in a quiet, family-friendly neighbourhood, close to schools, shopping, parks, and OC Transpo. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12332293 |
| Price     | \$779,900 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |

|          |               |
|----------|---------------|
| Acres    | 0.00          |
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 113 Ridgefield Crescent |
| Subdivision | 7805 - Arbeatha Park    |
| City        | Ottawa                  |
| Province    | Ontario                 |
| Postal Code | K2H6T4                  |

### Amenities

|                |                         |
|----------------|-------------------------|
| Features       | Lane                    |
| Parking Spaces | 5                       |
| Parking        | Detached Garage, Garage |
| # of Garages   | 2                       |

### Interior

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Hood Fan, Water Heater, Two stoves, Two Washers, Two Refrigerators |
| Heating         | Natural gas Forced air                                                                |
| Cooling         | Central air conditioning                                                              |
| Fireplace       | Yes                                                                                   |
| # of Fireplaces | 1                                                                                     |
| # of Stories    | 1                                                                                     |
| Basement        | Apartment in basement                                                                 |

### Exterior

|                 |             |
|-----------------|-------------|
| Exterior        | Brick       |
| Lot Description | 65 x 140 FT |
| Foundation      | Concrete    |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|



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Listing information last updated on October 27th, 2025 at 12:01pm PDT