

# \$629,000 - 989 Bakervale Drive, Ottawa

MLS® #X12379215

**\$629,000**

3 Bedroom, 2.00 Bathroom,  
Multi-family on 0.00 Acres

5303 - Carlington, Ottawa, Ontario

Located on a quiet, treelined street in the desirable Carlington neighbourhood, this legal duplex includes a 1 bedroom, 1 bath main floor unit complete with in-unit laundry, and 2 enclosed sunrooms. The second floor includes 2 bedrooms, 1 bath, and in-unit laundry. Plenty of room in the unfinished basement for storage. The fenced private yard offers garden beds, a shed for storage and a covered portico for barbecuing. The large laneway can accommodate up to 6 vehicles. Whether for a first time buyer to live in one unit, while renting out the second, a multi-generational family occupying both units, an investor looking to add to their portfolio or a development project to build new, the options are endless. Centrally located with the experimental farm and walking/cycling paths just steps away, the Civic Hospital Campus a short stroll and transit at your doorstep. Westboro and Wellington Village, famous for boutique shopping, restaurants, grocery or a coffee and a treat, it is conveniently close by, plus access to the Queensway(417) and downtown is an easy commute. Interior photos are from 2017 when home was vacant. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12379215 |
| Price     | \$629,000 |
| Bedrooms  | 3         |

|           |              |
|-----------|--------------|
| Bathrooms | 2.00         |
| Acres     | 0.00         |
| Type      | Multi-family |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 989 Bakervale Drive |
| Subdivision | 5303 - Carlington   |
| City        | Ottawa              |
| Province    | Ontario             |
| Postal Code | K1Z6N7              |

### Amenities

|                |           |
|----------------|-----------|
| Parking Spaces | 6         |
| Parking        | No Garage |

### Interior

|              |                                                    |
|--------------|----------------------------------------------------|
| Appliances   | Water Heater, Dryer, Hood Fan, Stove, Refrigerator |
| Heating      | Natural gas Radiant heat                           |
| Cooling      | Window air conditioner                             |
| # of Stories | 2                                                  |

### Exterior

|                 |                 |
|-----------------|-----------------|
| Exterior        | Aluminum siding |
| Lot Description | 56.8 x 67 FT    |
| Foundation      | Poured Concrete |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ENGEL & VOLKERS OTTAWA |
|----------------|------------------------|



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Listing information last updated on October 21st, 2025 at 6:46am PDT