

\$485,000 - 5 Roblyn Way, Ottawa

MLS® #X12390033

\$485,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7710 - Barrhaven East, Ottawa, Ontario

Welcome to 5 Roblyn Way. This spacious 3-bedroom, 3-bathroom townhome is nestled in the highly sought-after Barrhaven Community, offering an exceptional living experience. The foyer welcomes you into a thoughtfully designed layout with the convenience of a powder room. The living room features a cozy gas-burning fireplace, perfect for cool evenings. The separate dining room is ideal for hosting guests. A spacious eat-in kitchen boasts abundant cupboards, ample counter space, and patio door access to a private fenced yard. The second level welcomes you to a spacious primary bedroom complete with large windows, a walk-in closet, and a 4-piece ensuite featuring a separate shower and soaker tub. Two generously sized secondary bedrooms offer comfort and practicality, alongside a 4-piece main bath. An unfinished basement provides versatility for extra living space with a large recreation room, laundry room and plenty of storage. Barrhaven is one of Ottawa's most vibrant and fast-growing suburbs, nestled in the southwest of the city along the scenic Rideau River. It's a favorite among families, professionals, and retirees for good reason ~ this place blends suburban comfort with urban convenience in a way that's hard to beat. Features tons of parks, trails, and community centers, Great schools with Multiple top-rated schools across English, French, and Catholic boards make it ideal for raising kids. Just a 20 minute drive from downtown Ottawa, Barrhaven is



well-connected by major roads and OC
Transpo routes. Fallowfield Station offers VIA
Rail service to other Canadian cities, and
future plans include light rail transit expansion.
(id:6289)

Essential Information

Listing #	X12390033
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5 Roblyn Way
Subdivision	7710 - Barrhaven East
City	Ottawa
Province	Ontario
Postal Code	K2G5Z4

Amenities

Amenities	Public Transit, Schools, Fireplace(s)
Features	Lane
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	19.7 x 108.3 FT
Foundation	Poured Concrete

Listing Details

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