

\$959,900 - 17 Colindale Avenue, Ottawa

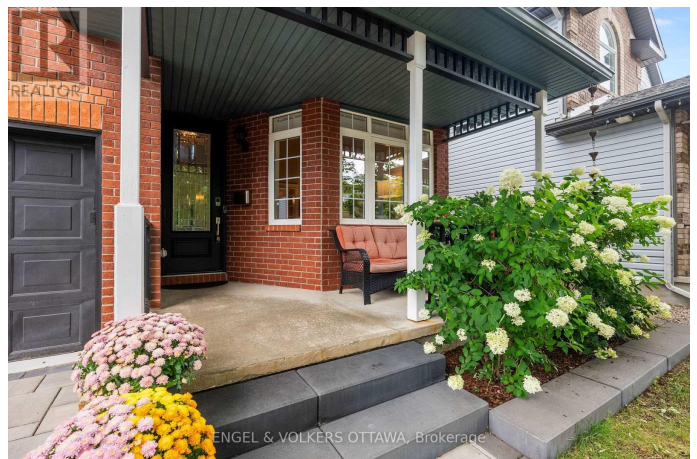
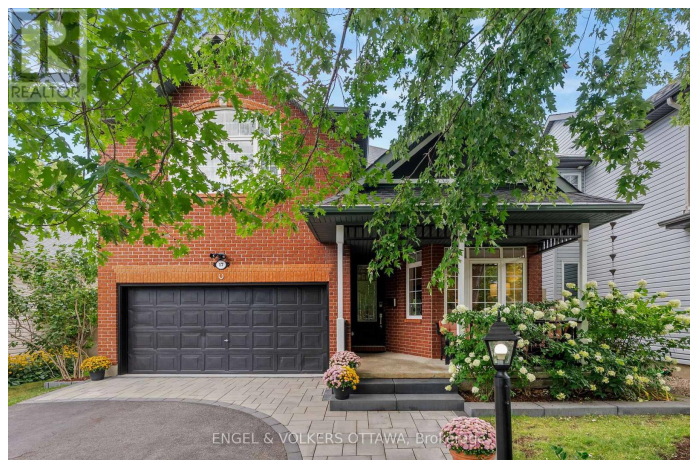
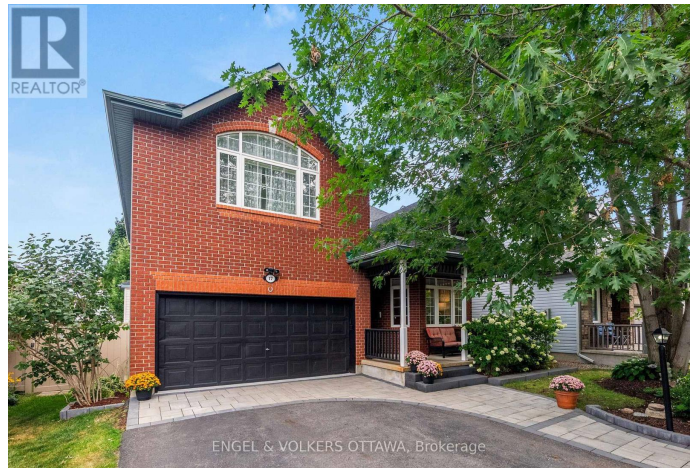
MLS® #X12390603

\$959,900

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

7706 - Barrhaven - Longfields, Ottawa, Ontario

Welcome to 17 Colindale Avenue. This home is located on a quiet, low-traffic street in Barrhaven's Longfields neighborhood on a gorgeous lot. There's mature trees providing shade and privacy you won't find in the newer developments and picturesque views from every window. For those looking for a warm, contemporary home with a calm, welcoming vibe for your family, this is the one. These original owners have spent wisely in updating this Longwood Hampton model, originally built in 2000. There's excellent curb appeal and you'll appreciate the covered porch and 9' front door welcoming you home. The main floor features hardwood throughout, vaulted ceilings, and a main floor office. The kitchen has been updated with an expanded footprint featuring quartz counters, new appliances, and ample storage overlooking the large eating area. Note the crown moulding and some incredible custom built-ins in the living room and the family room. There's also a smart mud room addition for additional storage. The second floor features hardwood floors, excellent room sizes with walk-in closets, updated flooring, an updated main bathroom, and laundry room. The primary bedroom features his and hers closets, a renovated ensuite, and a spacious bedroom with vaulted ceilings. A fully finished basement with fourth bathroom, large family room, and space for a fourth bedroom adds some impressive living space. Not to be forgotten, the backyard will be the highlight for many buyers. It is



low-maintenance with several mature trees and a multi-level deck for entertaining. The updates are numerous including PVC fence and deck ('25'), A/C ('24), furnace ('23), interlock ('23), garage pad ('20), kitchen, mud room, front door, custom built-ins, and roof ('18), main bath and ensuite ('16). Undeniable pride of ownership is evident with this home. Take some time to come and visit. (id:6289)

Essential Information

Listing #	X12390603
Price	\$959,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	17 Colindale Avenue
Subdivision	7706 - Barrhaven - Longfields
City	Ottawa
Province	Ontario
Postal Code	K2J4V6

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Stories	2
Has Basement	Yes

Exterior

Lot Description	40 x 100.5 FT
Foundation	Concrete

Listing Details

Listing Office	ENGEL & VOLKERS OTTAWA
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Listing information last updated on October 22nd, 2025 at 7:01pm PDT