

\$769,000 - 1815 Belval Crescent, Ottawa

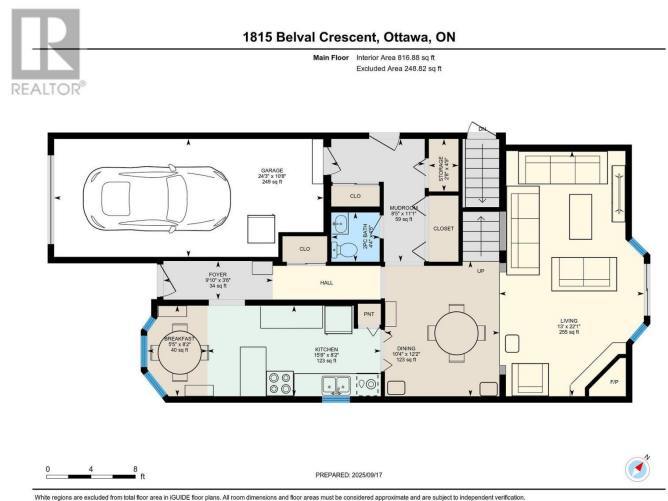
MLS® #X12419369

\$769,000

5 Bedroom, 3.00 Bathroom,
Multi-family on 0.00 Acres

2011 - Orleans/Sunridge, Ottawa, Ontario

Why not buy with rental income?! Ideally located on a quiet crescent with no rear-neighbours in the tight-knit community of Orleans, this 3+2 bedroom detached home with LEGAL SECONDARY DWELLING UNIT is the perfect fit for any savvy home-buyer looking to get some help to pay the mortgage, or for any investor looking for a turn-key and low-maintenance investment property. The main unit is comprised of the main and top floor of this 2-storey home. Warm and inviting front porch. Updated eat-in kitchen with breakfast nook, large bay-window, stainless steel appliances, ceramic backsplash, updated counter-tops and tons of storage space. Bright and airy open-concept dining and living area with hardwood floors, crown moulding, gas fireplace, and patio door which leads to private, fully-fenced backyard with no-rear neighbours and lovely interlock patio. Convenient main floor powder room and mudroom which gives access to 1-car attached garage. Hardwood staircase leads to three generously-sized bedrooms with large closets, and an updated full-bathroom with oversized vanity and soaker tub. The legal 2 bedroom secondary-dwelling unit was built in 2011, currently rented for \$1800/month until August 31st 2026, and features its own private entrance, open-concept main living area with functional kitchen, high-end laminate flooring, pot lights, and oversized bathroom with in-unit laundry. Move into the upper unit, collect the rental income, subsidize your living expenses,



or simply keep both tenants and add this turn-key investment to your portfolio.
Expenses for 2024: Hydro - \$2857; Gas - \$1502; Insurance - \$2,228; Water: \$1712; Property Taxes for 2025 - \$4709. Showings only on Weekdays 3pm-630pm and Weekends 10am-4pm with 24h notice. (id:6289)

Essential Information

Listing #	X12419369
Price	\$769,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	1815 Belval Crescent
Subdivision	2011 - Orleans/Sunridge
City	Ottawa
Province	Ontario
Postal Code	K1C6J3

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	In-Law Suite
Parking Spaces	3
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Water Heater, Water Heater - Tankless, Water meter, Dishwasher, Dryer, Microwave, Two stoves, Two Washers, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Basement	Apartment in basement, Separate entrance

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	32.5 x 100.1 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PERFORMANCE REALTY



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Listing information last updated on October 22nd, 2025 at 7:33pm PDT