

\$770,000 - 1524 Blue Rock Avenue, Ottawa

MLS® #X12421568

\$770,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

8010 - Kars, Ottawa, Ontario

Welcome to this charming and spacious home, nestled in a quiet, family-friendly neighbourhood of Kars with beautifully landscaped gardens. Step into the large foyer and be greeted by a sun-drenched dining room and a bright living room overlooking the lush front yard. The inviting family room features a cozy wood-burning fireplace, ideal for relaxing or entertaining, and flows seamlessly into the expansive kitchen. Patio doors open onto a generous deck, perfect for outdoor gatherings, with a separate gas-lined BBQ area conveniently located near the entry to the double-car garage. The fully fenced backyard offers ample space for kids, pets, or gardening enthusiasts, with well-maintained flower beds adding to the charm. Upstairs, you'll find three spacious bedrooms and a full bathroom. The large primary suite includes a walk-in closet and a private ensuite for your comfort. The unfinished basement, with a wood stove and plenty of space, offers endless possibilities to create a rec room, home gym, or workshop tailored to your needs. Steps away from a park with a playground. Located South of the charming village of Manotick, you'll enjoy small town living, with the convenience of being a short-drive away from Ottawa by way of the Hwy 416. Driveway paved July 2017; Water Pump March 2022; South Roof completed June 2022; A/C and Furnace Approx 3 years old; Septic emptied June 2025. 24 Hours Irrevocable on all Offers. (id:6289)



Essential Information

Listing #	X12421568
Price	\$770,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1524 Blue Rock Avenue
Subdivision	8010 - Kars
City	Ottawa
Province	Ontario
Postal Code	K0A2E0

Amenities

Amenities	Park, Fireplace(s)
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Central Vacuum, Cooktop, Dryer, Garage door opener, Oven, Washer, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2

Exterior

Exterior	Vinyl siding
Lot Description	118.1 x 183.7 Acre
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE PERFORMANCE REALTY
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