

\$769,900 - 1034 Riddell Avenue S, Ottawa

MLS® #X12422229

\$769,900

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

5402 - Braemar Park, Ottawa, Ontario

OPEN HOUSE SATURDAY OCT 11 2025

2PM-4PM ...Welcome to this special Hi-Ranch Bungalow in the highly desirable community of Braemar Park. The main floor features a bright and spacious living room, formal dining area, kitchen, 2 bedrooms, full bath, also a 3-sided window extension used as an eat-in kitchen. The fully finished lower level, complete with its own separate entrance, offers 2 bedrooms, a bathroom, and a full kitchen - perfect for tenants, in-laws, or multi-generational living. This setup provides a fantastic income opportunity or mortgage helper, while still offering comfortable family living. The home sits on a generous lot with a private backyard and laneways on both sides for plenty of parking. It has a 200-amp electrical service and a new roof in 2021. It is move-in ready with great potential for personalization. Enjoy the convenience of a family-friendly neighbourhood with parks, top-rated schools, Carlingwood Shopping Centre, Walmart, and everyday amenities nearby, plus just minutes to downtown Ottawa. A rare opportunity to own a versatile property with both lifestyle and investment value in one of the city's most sought-after locations. The sq ft in the upper living area is 1216.34 and the sq ft in the lower living area is 1014.43 also there is hardwood under the carpeting (id:6289)



Essential Information

Listing #	X12422229
Price	\$769,900
Bedrooms	4
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	1034 Riddell Avenue S
Subdivision	5402 - Braemar Park
City	Ottawa
Province	Ontario
Postal Code	K2C2J7

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Lane, In-Law Suite
Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Two stoves, Washer, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Cedar Siding
Lot Description	60 x 100 FT
Foundation	Concrete

Listing Details

Listing Office SOLID ROCK REALTY



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Listing information last updated on October 22nd, 2025 at 8:01pm PDT