

# \$809,000 - 317 River Landing Avenue, Ottawa

MLS® #X12428548

**\$809,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,  
Ontario

Welcome to this exceptionally functional and well-designed home, where every square foot is thoughtfully utilized-no wasted space, just smart and comfortable living. Located on a quiet, low-traffic street, this home offers peace and privacy while being steps away from everything you need. You'll love the strong sense of community in Half Moon Bay, where neighbours feel more like family. The Half Moon Bay Community Association hosts events year-round, including a Christmas lights competition, Easter egg hunt, and the annual June community garage sale. Prime Location & Unmatched Convenience, Schools All Within Walking Distance. Recreation & Parks: Minto Recreation Centre (swimming, skating, gym, fitness programs) 10 min walk / 3 min drive. W.C. Levesque Park / Stonebridge Trail 5 min walk (24+ acres of trails, playgrounds, sports fields) River Run Park 3 min walk (playground, gazebo, and outdoor skating rink in winter) OC Transpo bus stop 10 min walk. Marketplace Bus Terminal under 5 min drive. Shopping & Amenities Under 5 min drive. Whether you're raising a family, downsizing, or buying your first home, this is a place where you can truly settle in and thrive. Energy Star Certified home approx. 20% more efficient than standard homes. Features include 9' ceilings, crown moulding on main & 2nd levels, open concept layout, 2nd floor laundry, soundproofed primary & kids room. Upgraded kitchen w/ Blue Star gas stove, Electrolux



fridge, Bosch DW, Ancona hood fan , plus LG W/D. Spacious finished basement (2023) w/ full bath (2024) & lots of storage. Primary ensuite w/ Roman tub & large shower; Jack & Jill bath for kids. High-grade carpet on stairs/2nd floor. Central vac ready. Backyard oasis w/ patio stones (2021), 15x8 shed, 10x12 steel gazebo w/ netting & winter cover, organic veggie garden. Vinyl fence (2013, lifetime warranty). Painted garage w/ pot lights, built-in shelves & new door spring/wiring Sept/2025. 60" TV in lvgrm and bsmt freezer included (id:6289)

**Essential Information**

Listing #	X12428548
Price	\$809,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	317 River Landing Avenue
Subdivision	7711 - Barrhaven - Half Moon Bay
City	Ottawa
Province	Ontario
Postal Code	K2J3V4

**Amenities**

Amenities	Park, Public Transit, Fireplace(s)
Features	Gazebo
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

**Interior**

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater - Tankless, Blinds, Dryer, Garage door opener, Hood Fan, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick Facing
Lot Description	34 x 82 FT
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX HALLMARK REALTY GROUP



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