

\$769,000 - 1415 Maxime Road, Ottawa

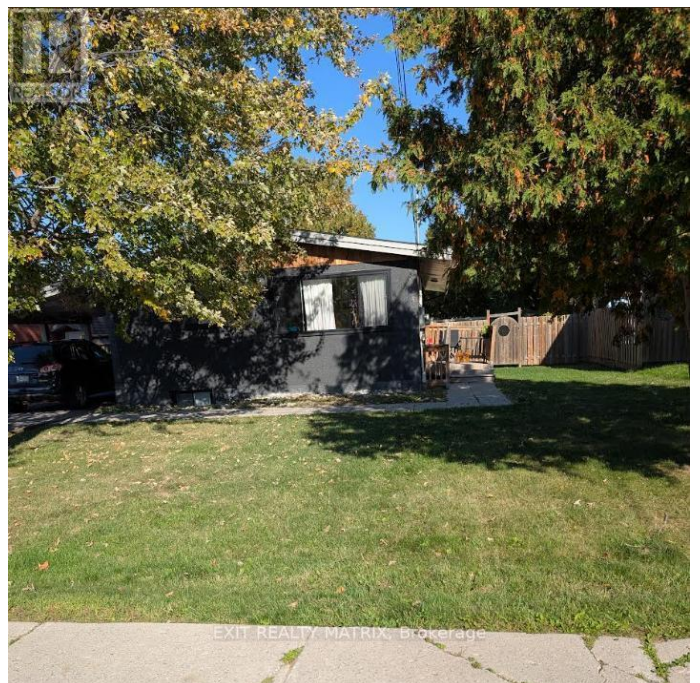
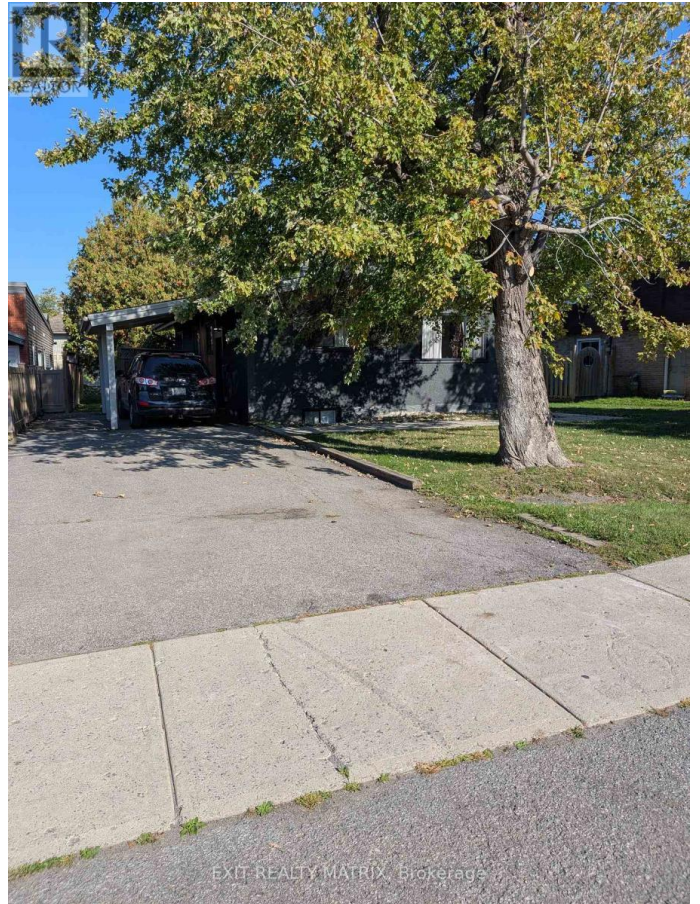
MLS® #X12434031

\$769,000

7 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

2204 - Pineview, Ottawa, Ontario

Check out this fantastic opportunity in family-friendly Pineview! This well-maintained bungalow with a legal basement apartment offers flexibility for owner-occupiers and strong income for investors, generating \$4,408/month in gross rent. The main level features three bedrooms, one bathroom, a washer and dryer, an open-concept kitchen and dining area, stainless steel appliances, and quartz countertops. The basement unit features a separate entrance, laundry facilities, two spacious bedrooms, and a bathroom. The main floor is rented for \$2,261/month, and the basement unit for \$2,147/month. The landlord pays for the hydro, gas, water/sewer. Both tenancies are month-to-month. The large 60.50 x 132.00 lot offers room for future potential development. Furnace (2013), air-conditioner (2018), on-demand HWT rental (2023), and some newer windows. 2024 Expenses: Utilities \$3,380; Insurance \$2,501; Snow & lawn \$3,405; Water heater \$674; Repairs & maintenance \$5,903. The property is just minutes from Highway 417, CSE, CSIS, parks, public transit, the Blair LRT station, Costco, Gloucester Centre, and St. Laurent Mall. 36 hours notice is required for all showings. (id:6289)



Essential Information

| | |
|-----------|-----------|
| Listing # | X12434031 |
| Price | \$769,000 |

| | |
|-----------|---------------|
| Bedrooms | 7 |
| Bathrooms | 2.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|------------------|
| Address | 1415 Maxime Road |
| Subdivision | 2204 - Pineview |
| City | Ottawa |
| Province | Ontario |
| Postal Code | K1B4E7 |

Amenities

| | |
|----------------|----------------------------|
| Amenities | Public Transit, Park |
| Parking Spaces | 4 |
| Parking | Carport, No Garage, Tandem |
| # of Garages | 1 |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher, Dryer, Two stoves, Two Washers, Two Refrigerators |
| Heating | Natural gas Forced air |
| Cooling | Central air conditioning |
| # of Stories | 1 |
| Basement | Apartment in basement, Separate entrance |

Exterior

| | |
|-----------------|---------------|
| Exterior | Stucco |
| Lot Description | 60.5 x 132 FT |
| Foundation | Block |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | EXIT REALTY MATRIX |
|----------------|--------------------|



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Listing information last updated on October 12th, 2025 at 12:01pm PDT