

\$849,900 - 72 Dun Skipper Drive, Ottawa

MLS® #X12460693

\$849,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

2605 - Blossom Park/Kemp Park/Findlay
Creek, Ottawa, Ontario

RARE OPPORTUNITY! Discover smart homeownership with built-in income potential in this Sonora bungalow by Phoenix Homes in the vibrant community of Pathways at Findlay Creek. Purposefully designed with a fully legal secondary dwelling unit, this home offers an ideal opportunity for first-time buyers, multi-generational families, or investors looking to generate dual rental income under one roof. The main floor features a spacious and modern layout with high-end finishes throughout. Enjoy a bright open-concept living and dining area filled with natural light, a cozy gas fireplace, and a walkout to a private balcony. The gourmet kitchen is complete with quartz countertops, stainless steel appliances, ample cabinetry, and a dedicated eating area. This level also includes two generous bedrooms and two full bathrooms, including a private primary suite with ensuite. The fully finished walkout basement serves as a self-contained legal secondary suite with its own private entrance. It includes two large bedrooms, a full bathroom, a stylish kitchen with stainless steel appliances, a bright living area, in-suite laundry, and completely separate mechanical systems including its own hot water tank and HVAC controls. Step outside to a beautifully landscaped, interlocked backyard with garden space, offering low-maintenance outdoor living and privacy for both units. Whether you use it for entertaining or let your tenants enjoy it, the backyard adds comfort



and value to this income-generating property. Pathways at Findlay Creek is one of Ottawas fastest-growing, family-friendly communities, offering access to top-rated schools, parks, walking trails, shopping, transit, and easy access to downtown and the airport. Live in one unit while earning income from the other, or have it as an in-law suite or rent both for strong cash flow. The potential is endless where modern living meets financial strategy. Some photos have been virtually staged. (id:6289)

Essential Information

Listing #	X12460693
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	72 Dun Skipper Drive
Subdivision	2605 - Blossom Park/Kemp Park/Findlay Creek
City	Ottawa
Province	Ontario
Postal Code	K1X0E8

Amenities

Amenities	Separate Heating Controls
Features	In-Law Suite
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer,
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	Refrigerator
Heating	Natural gas Forced air
Fireplace	Yes
# of Stories	1
Basement	Apartment in basement

Exterior

Exterior	Brick, Aluminum siding
Lot Description	35.6 x 105 FT
Foundation	Concrete

Listing Details

Listing Office EXP REALTY



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Listing information last updated on October 30th, 2025 at 8:46pm PDT