

\$874,900 - 3 Roberta Crescent, Ottawa

MLS® #X12466479

\$874,900

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7701 - Barrhaven - Pheasant Run, Ottawa,
Ontario

Welcome to 3 Roberta Crescent, a true five-bedroom, three-bathroom all-brick family home perfectly positioned in one of Barrhaven's most coveted, established neighbourhoods. Tucked away on a quiet, mature crescent in the heart of old Barrhaven, this property combines timeless charm with thoughtful modern updates-offering the rare blend of space, convenience, and community that families dream of. Set on a large, hedged lot with 65 ft of frontage, the home enjoys exceptional privacy and curb appeal, enhanced by an oversized interlock driveway accommodating up to four vehicles. Inside, you'll find a warm, functional layout designed for modern living. The living room features new flooring and a stunning custom facade with a wood-burning fireplace and mantle (2025), creating the perfect gathering space. The former sunroom was professionally converted into a bright dining room (2025), complete with seven new windows, spray foam insulation, new lighting, ventilation, and an exposed brick feature wall-seamlessly connecting to a spacious kitchen with abundant cabinets and counter space. The main floor also includes a stylish new powder room, a versatile office, and a mudroom with a barn door for privacy (2025). Upstairs, five well-sized bedrooms offer flexibility for family life, guests, or home offices. Major updates include new front and back doors, exterior paint, a new garage door (2025), air conditioner (2024), and a 10x14



custom shed (2022). Additional improvements-plantation shutters (2021), natural gas hookups for stove and BBQ (2018), newer appliances, and a red oak tree planted in 2019-add to the home's enduring value.All this, just steps from parks, top-rated schools, shopping, and restaurants, with quick access to the 416/417 for easy commuting. 3 Roberta Crescent offers the best of Barrhaven living-classic charm, modern comfort, and an unbeatable location (id:6289)

Essential Information

Listing #	X12466479
Price	\$874,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3 Roberta Crescent
Subdivision	7701 - Barrhaven - Pheasant Run
City	Ottawa
Province	Ontario
Postal Code	K2J1G5

Amenities

Amenities	Park, Public Transit
Features	Carpet Free
Parking Spaces	5
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter, Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	65 x 100 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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