

\$509,000 - 404 Maria Goretti Circle, Ottawa

MLS® #X12482441

\$509,000

5 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

3404 - Vanier, Ottawa, Ontario

Ideally positioned on a generous 48.7-foot wide lot by 85.83-foot of depth near downtown, this property presents a rare opportunity for redevelopment or personal renovation within one of Ottawa's most accessible neighbourhoods. Zoned R2L with a new proposed N4B zoning designation under the new city plan, the lot allows for a maximum building height of 14.5 metres and no cap on the number of dwelling units (as proposed) per lot-making it a prime candidate for infill or multi-unit investment. The existing bungalow offers hardwood floors throughout the main living areas and three bedrooms, complemented by an updated kitchen and a full bathroom. A side entrance offers excellent potential for a future Secondary Dwelling Unit or in-law suite in the basement, which already includes a second bathroom. While the block foundation shows signs of water penetration in some areas and the home needs TLC, the lot's 4,155 sq ft size and central location add significant long-term value. The property has a large detached garage in excellent shape, cement slab. Surrounded by top-rated schools including Horizon-Jeunesse and École Mauril-Bélanger, and just steps to Riverain Park, Gil O. Julien Park, and the Rideau River pathways, residents enjoy access to an outdoor pool, skating rinks, tennis courts, pickleball, and more. Walking distance to FreshCo, Loblaws, Food Basics, and the Rideau Sports Centre, with the Adawe Crossing offering quick pedestrian access to



Sandy Hill and downtown, this is an exceptional chance to build or restore in a well-connected, amenity-rich pocket of the city.
(id:6289)

Essential Information

Listing #	X12482441
Price	\$509,000
Bedrooms	5
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	404 Maria Goretti Circle
Subdivision	3404 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1L6S4

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	48.7 x 85.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office

EXIT REALTY MATRIX



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 1:31pm PDT