

\$4,500,000 - 724 River Road, Ottawa

MLS® #X12120474

\$4,500,000

3 Bedroom, 3.00 Bathroom,
Single Family on 151.00 Acres

2602 - Riverside South/Gloucester Glen,
Ottawa, Ontario

Outstanding Development Opportunity at 724 River Road, Ottawa. Located along the Rideau River in the growing Riverside South/Leitrim community, 724 River Road offers an exceptional development opportunity. This prime 1.57-hectare (3.88-acre) property features approximately 46 metres of frontage on River Road and 50 metres along the river. Situated in a vibrant and rapidly developing area, this site is ideal for a builder or investor seeking to capitalize on Ottawa's strong suburban growth. Currently developed with a single detached dwelling, detached garage, and an in-ground pool, the property is designated "Neighbourhood" within the City's Official Plan and "Neighbourhood Low Density" under the new Riverside South Secondary Plan. A concept plan prepared by Fotenn Planning + Design outlines the potential for a Planned Unit Development (PUD) featuring 27 townhomes and 10 additional dwelling units, for a total of 37 residential units and a site density of 44 units per net hectare. Future development will require a Zoning By-law Amendment to transition from the current Development Reserve (DR1) zoning to a residential designation suitable for the proposed uses. Servicing studies, environmental setback confirmations, and site plan approvals will also be part of the development process. With no immediate rear neighbors, beautiful riverfront surroundings, and strong community growth,



724 River Road represents a rare and exciting opportunity to create a thoughtfully planned residential enclave in one of Ottawas most desirable suburban settings. (id:6289)

Essential Information

Listing #	X12120474
Price	\$4,500,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	151.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	724 River Road
Subdivision	2602 - Riverside South/Gloucester Glen
City	Ottawa
Province	Ontario
Postal Code	K4M1B2

Amenities

Features	Sump Pump
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2
View	Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes
Pool	Inground pool

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Stories 1

Exterior

Exterior Brick

Foundation Poured Concrete

Listing Details

Listing Office SOLID ROCK REALTY



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Listing information last updated on October 13th, 2025 at 2:01pm EDT