

\$419,000 - 30 - 5620 Rockdale Road, Ottawa

MLS® #X12349724

\$419,000

4 Bedroom, 1.00 Bathroom,
Single Family

1112 - Vars Village, Ottawa, Ontario

Welcome to this unique opportunity in the Village of Vars, 25 minutes to downtown Ottawa. This property offers the comfort and space of a traditional raised bungalow while giving you the peace of mind of simplified ownership. Located within Killam Properties, the monthly land lease fee of \$606 covers property taxes, septic use, road maintenance and garbage, less for you to worry about day to day. Please note, buyers must be approved by the park owner. Unlike most homes in the community, this is not a mobile or modular unit but a true full bungalow one of the few of its kind in the park. The raised design allows for abundant natural light with big windows on both levels. The main floor features an open-concept layout that seamlessly blends the living, dining, and kitchen areas, creating a bright and welcoming space perfect for both everyday living and entertaining. With three bedrooms upstairs and an additional bedroom downstairs, this home provides flexibility for families, guests, or a home office. The lower level feels airy and inviting thanks to its large above-grade windows, making it a comfortable extension of the main floor. Outside, enjoy the luxury of space with a large front yard and an equally generous backyard perfect for children to play, gardening, or hosting summer get-togethers. A composite deck offers plenty of room to lounge and dine outdoors, while one of the rare detached garages in the park adds valuable storage and parking convenience. Thoughtful updates throughout



the years include a roof (2014), furnace (2016), refreshed kitchen (2019), bathroom (2014), and modern paint finishes (2019), giving you a move-in ready home with important upgrades already taken care of. If youve been searching for a property that blends affordability, convenience, and the comfort of a full home, this Vars bungalow is a must-see. Buyer can assume last 3 years of sellers lease and keep lower monthly rate-\$606 monthly. Ask for details. ** This is a linked property.** (id:6289)

Essential Information

Listing #	X12349724
Price	\$419,000
Bedrooms	4
Bathrooms	1.00
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Raised bungalow

Community Information

Address	30 - 5620 Rockdale Road
Subdivision	1112 - Vars Village
City	Ottawa
Province	Ontario
Postal Code	K0A3H0

Amenities

Features	Flat site, Gazebo
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Propane Forced air
Cooling	Window air conditioner

# of Stories	1
Has Basement	Yes

Exterior

Exterior	Aluminum siding
Foundation	Block

Listing Details

Listing Office	TRINITYSTONE REALTY INC.
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