

\$84,900 - 101 Allburch Road, Ottawa

MLS® #X12376078

\$84,900

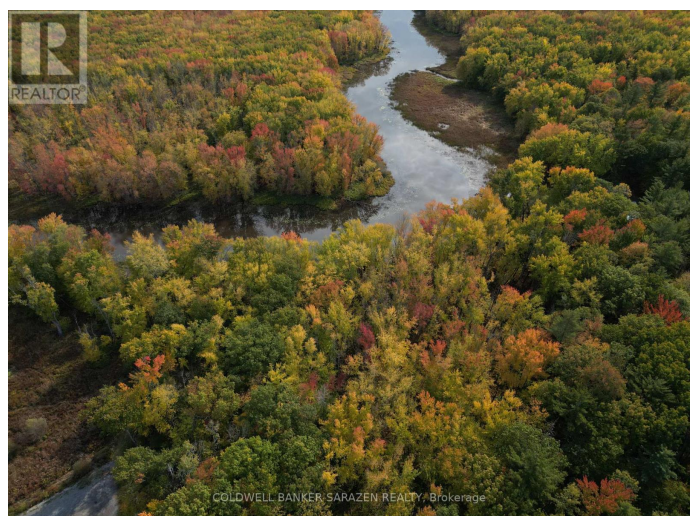
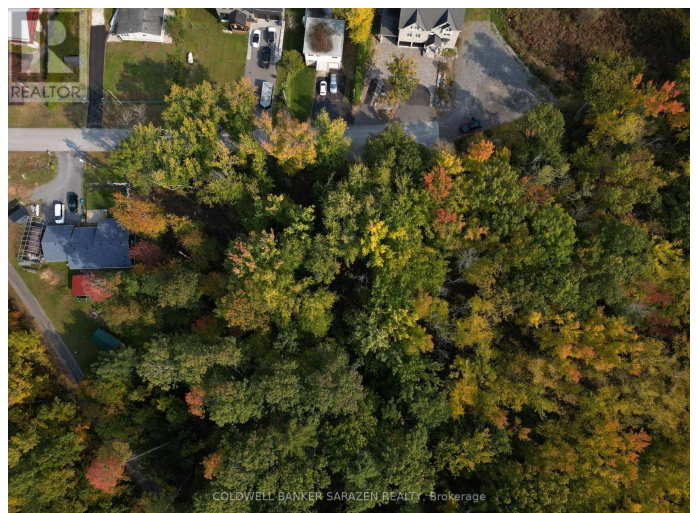
0 Bedroom, 0.00 Bathroom,
Vacant Land on 0.00 Acres

9301 - Constance Bay, Ottawa, Ontario

AMAZING WATERFRONT RECREATIONAL PROPERTY! Accessible from a municipal road, but NOT a buildable lot due to floodplain zoning restrictions, as per the Mississippi Mills Conservation Authority, which restricts permanent development but allows for seasonal use (recreational activities/vehicles/trailers for temporary placement and must be removed each year before the spring thaw). Two lots being sold together which are on either side of Constance Creek - leading to Constance Bay - which make it appealing for activities like boating/kayaking, fishing, or seasonal camping. This type of lot is ideal for someone seeking a recreational property; seasonal structures like docks or small movable cabins could potentially be allowed, but they would need to be removed and would depend on local zoning laws - buyers to do their own due diligence with MVCA. Property qualifies for CONSERVATION LAND TAX INCENTIVE PROGRAM (CLTIP). Please do not walk this property without a Realtor. (id:6289)

Essential Information

Listing #	X12376078
Price	\$84,900
Bathrooms	0.00
Acres	0.00
Type	Vacant Land



Community Information

Address	101 Allbirch Road
Subdivision	9301 - Constance Bay
City	Ottawa
Province	Ontario
Postal Code	K0A3M0

Amenities

Parking	No Garage
View	Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Exterior

Lot Description	622.39 x 96.37 FT 2 - 4.99 acres
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Listing Details

Listing Office	COLDWELL BANKER SARAZEN REALTY
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Listing information last updated on October 29th, 2025 at 11:01pm EDT