

\$2,850 - 3545 Woodroffe Avenue, Ottawa

MLS® #X12463696

\$2,850

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7709 - Barrhaven - Strandherd, Ottawa,
Ontario

Welcome to 3545 Woodroffe Avenue A Spacious Family Home in the "Hearts Desire" of Barrhaven This beautifully maintained detached home offers the perfect balance of comfort, functionality, and convenience. With a well-designed layout and a prime location, its an ideal choice for families looking to put down roots in one of Ottawa's most desirable communities. Key Highlights: Move-In Ready: Meticulously maintained over the years, this home is ready for its next family to settle in and enjoy. Bright & Functional Layout: Generous principal rooms and a flowing floor plan create a welcoming space for both entertaining and everyday living. Spacious bedrooms provide comfort for the whole family, while the lower level offers additional flexibility for recreation or storage. Prime Location: Positioned on the quietest part of Woodroffe Avenue, this property offers excellent access to schools, shopping, dining, public transit, and recreational amenities. Outdoor Enjoyment: The private yard provides ample space for gatherings, play, and relaxation, extending your living space outdoors. Strong Long-Term Value: With its combination of size, location, and thoughtful design, this property represents an excellent opportunity in todays market. (id:6289)



Essential Information

Listing #	X12463696
Price	\$2,850
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3545 Woodroffe Avenue
Subdivision	7709 - Barrhaven - Strandherd
City	Ottawa
Province	Ontario
Postal Code	K2G7A8

Amenities

Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Blinds, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	30 x 93.3 FT
Foundation	Concrete

Listing Details

Listing Office	EXP REALTY
----------------	------------



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 28th, 2025 at 6:46pm EDT