

\$574,900 - G - 3721 Riverbreeze Street, Ottawa

MLS® #X12465178

\$574,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,
Ontario

Welcome to this lovingly maintained 3-storey END-UNIT townhome, Facing the PARK and proudly owned by the same family since new! With 3 bedrooms, 3 bathrooms, and a RARE DOUBLE GARAGE, this home offers the perfect blend of comfort, convenience, and a low-maintenance lifestyle all while FACING a family-friendly PARK! Every room is spacious and airy with just over 2000 sq ft! The entry level is both practical and versatile, featuring a flex space ideal as a family room, home office, or 4th bedroom. A laundry room with extra storage and inside access to the double garage complete this floor. The heart of the home awaits on the sun-filled second level, where you will find a bright, spacious kitchen enhanced with granite counters and large pantry, along with a generous dining area, and a large living room all with hardwood and ceramic flooring. This space seamlessly extends to the expansive outdoor terrace, (featuring a natural gas line/retractable sunshade) perfect for summer barbecues, morning coffee, or evenings spent with friends. Upstairs, the primary suite offers a relaxing retreat with its own ensuite bath and walk-in closet, while two additional bedrooms provide plenty of space for family, guests, or hobbies. With maintenance-free outdoor living, you can enjoy all the benefits of homeownership without the upkeep. The double garage provides secure parking and extra storage, while the desirable neighborhood offers, green



space, walking paths, schools, shops, ice rink in the park and community amenities all just steps away. Whether you are relaxing on your front porch overlooking the park or entertaining on the terrace, this home is designed to make every day feel effortless. New Furnace 2025 | Freshly painted 2025. Whether you are a first time buyer, investor or family seeking more space this one should not be missed! (id:6289)

Essential Information

Listing #	X12465178
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	G - 3721 Riverbreeze Street
Subdivision	7711 - Barrhaven - Half Moon Bay
City	Ottawa
Province	Ontario
Postal Code	K2J0T1

Amenities

Amenities	Park, Public Transit, Schools
Parking Spaces	3
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Hood Fan, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Vinyl siding
Lot Description	25 x 60.7 FT
Foundation	Slab, Concrete

Listing Details

Listing Office ROYAL LEPAGE PERFORMANCE REALTY



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