

\$2,800 - 200 Ryan Reynolds Way, Ottawa

MLS® #X12471944

\$2,800

3 Bedroom, 4.00 Bathroom,
Single Family

2013 - Mer Bleue/Bradley Estates/Anderson
Park, Ottawa, Ontario

Welcome to your new home at 200 Ryan Reynolds Way in Avalon, one of Orleans' most desirable neighbourhoods. This never-occupied, end-unit townhouse offers 3 spacious bedrooms, 3.5 bathrooms, and a bright, open-concept layout tailored for modern living. The main floor features 9-ft ceilings and a sleek kitchen complete with quartz countertops, tiled backsplash, stainless steel appliances, and generous cabinetry, seamlessly connecting to the open dining and living area. Upstairs, the primary suite includes a large walk-in closet and a private ensuite, while two additional bedrooms and a full bathroom complete the upper level. The fully finished basement expands your living space with a versatile rec room and full bath. Added conveniences include a main floor powder room, lower-level laundry, and inside access to the garage. As a corner end unit, this home benefits from extra natural light and increased privacy. Perfectly situated in a vibrant, family-friendly community, you're just steps from Don Boudria Park with its dog park, children's playground, basketball court, winter skating rink, and access to the scenic Summerside West Pond. Also nearby are Georges Dassyva Park, the future Orleans-Sud elementary school, and the new Montfort Hospital (Orleans campus). Families will appreciate proximity to top-rated schools including Notre-Place Elementary and Collège Catholique Mer Bleue. This is a rare



opportunity to enjoy comfort, space, and connection in one of Ottawa's fastest-growing neighbourhoods. Available immediately. Property managed by RentSetGo Property Management. Ready for quick occupancy! (id:6289)

Essential Information

Listing #	X12471944
Price	\$2,800
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Type	Single Family
Sub-Type	Freehold

Community Information

Address	200 Ryan Reynolds Way
Subdivision	2013 - Mer Bleue/Bradley Estates/Anderson Park
City	Ottawa
Province	Ontario
Postal Code	K4A5H5

Amenities

Utilities	Cable, Electricity, Sewer
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water Heater
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Facing
----------	--------------

Foundation Concrete

Listing Details

Listing Office EXIT REALTY MATRIX



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate 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 31st, 2025 at 10:16pm EDT