

Room Dimensions

Main Floor

- Front Entry (6'3" x 5'2")
- Kitchen (11'8" x 10'7")
- Dining Room (14'1" x 9'8")
- Living Room (19'4" x 12'3")
- Powder Room (4'10" x 4'0")

Second Floor

- Primary Bedroom (15'9" x 10'0")
- Bedroom 2 (13'2" x 9'5")
- Bedroom 3 (10'2" x 9'6")
- Bedroom 4 (10'2" x 9'10")
- 5-Piece Bathroom (7'7" x 6'5")

Basement

- Recreation Room [irregular] (18'10" x 15'0" plus 6'10" x 4'2")
- Storage Room
- Laundry Room

Key Features & Upgrades

- Deck (18'0" x 16'0") 2023
- Fence (back & entry sides) 2022
- Kitchen backsplash 2022
- Main bathroom 2022
- Retaining Wall 2022
- Luxury vinyl plank flooring/molding in rec room 2022
- Large flower boxes 2021
- Ceramic floors on main floor 2021



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All dimensions are approximate.



852 Provost Drive
Riverside Park South · Ottawa





Charming 4 Bedroom End Unit for Sale in The Bayridge Enclave of Riverside Park South

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This charming, spacious 4 bedroom FREEHOLD END UNIT is perfectly situated in the sought-after enclave of Bayridge. Sitting high above street level, atop a dramatic landscaped rock wall surrounded by trees, landscaped green spaces and interconnecting walkways! Perfectly suited to families and professionals alike in a tranquil setting close to amenities, parks and excellent schools. With an eat-in kitchen, open concept living space, generous bedrooms and a finished basement, everything you need is right here! Gorgeous private fully fenced and decked backyard retreat. Location is the best of both worlds, minutes from downtown with excellent transit and minutes from the river, forest, paths, Mooney's Bay, the beach, canoe/kayaking, the multi use path networks, and winter cross-country ski tracks. An outdoor and nature enthusiast's dream!

PRICE \$599,900
HEATING Forced Air, Natural Gas
COOLING Central Air Conditioning
PARKING Surfaced, #13
POSSESSION Immediate or TBD

INCLUSIONS Dishwasher, Washer, Dryer, Microwave, Hood Fan, Refrigerator, Stove, All Window Blinds, All Light Fixtures, Drapery Tracks & Drapes.
EXCLUSIONS Living Room & Main Bathroom Mirrors, Red Metal Shelves in Basement.
POTL FEE INCLUSIONS General Grounds Maintenance, Reserve Fund, & Snow

HYDRO \$119/month (approx.)
HEAT \$121/month (approx.)
WATER/SEWER \$40/month (approx.)
PROPERTY TAXES \$3,730.40 (2023)
POTL FEES \$175/month (approx.)