

27 Roundhay Drive, Ottawa, Ontario K2G 1B6

Listing

27 Roundhay Dr Ottawa

Active / Residential Freehold / Detached

MLS® #: X13813378

List Price: \$849,900

New Listing



Ottawa/South of Baseline to Knoxdale/7606 - Manordale

Tax Amt/Yr: **\$4,618.00/2026** Transaction: **Sale**
SPIS: **No** DOM: **0**
Legal Desc: **LOT 50, PLAN 378655 NEPEAN**

Style: **Bungalow** Rooms Rooms+: **15+0**
Fractional Ownership: **BR BR+: 3(3+0)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **700-1100**
Storeys: **1.0** SF Source: **MPAC**
Leased Land: **YB/YB Source: 1959/MPAC**
Lot Front: **72.00** Fronting On: **E**
Lot Depth: **107.73** Lot Size Area:
Lot Size Code: **Feet** Lot Size Area Code:
SQFT Above Grd Fin: **1035** SQFT Above Grd Fin Src: **MPAC**

Zoning:
Cross Street: **Newhaven**
Directions: **Woodroffe north to Knoxdale to left on Newhaven to right on Roundhay. SP on right**

Abv Gd Fin Area/Src: **1035/MPAC**

Prop Mgmt:
Status Cert: **SqFt Src/Comment: MPAC**

Seller: **Matthew Christie. Renee Christie**

Recent: 09/22/2026 : NEW

PIN #: **046480034** ARN #: **061412066505400** Contact After Exp: **No**
Additional PIN #: **60** Phased Tax Value: **342,000.00** Under Contract Mnthly:
Holdover: **Flexible** Occupancy: **Owner**
Possession Type: **Flexible** Possession Date: **2026-10-30**
Possession Rmks:
Local Improv:
Seasonal Dwelling: **Realtor Sign on Prop: Yes**

Kitch Kitch + 1 (1+0)	Exterior: Brick	Water: Municipal
Fam Rm: Yes	Garage: No	Water Supply Type:
Basement: Yes/Finished	Gar/Gar Spcs: None/0.0	Water Meter:
Fireplace/Stv: Yes	Drive Pk Spcs: 6.00	Waterfront Feat:
Interior Feat: Carpet Free, Guest Accommodations	Tot Pk Spcs: 6.00	Waterfront Struc:
Heat: Forced Air	Pool: Inground	Well Capacity:
Heat Source: Gas	Room Size:	Well Depth:
A/C: Yes/Central Air	Rural Services:	Sewers: Sewer
Central Vac: No	Security Feat:	Special Desig:
Laundry Lev: Lower		Farm Features:
Property Feat: Asphalt Shingle		Winterized:
Roof: Poured Concrete		
Foundation:		
Soil Type:		
Waterfront Y/N: No	Waterfront:	Island YN:
Water Struct:	Easements/Restr:	
Under Contract:	Dev Charges Paid:	HST App To SP: Included In
View:	Lot Shape:	Lot Size Source: MPAC

Remarks/Directions

Client Rmks: Manordale at its best! This is a rare opportunity to own a beautifully renovated home with high-end finishes, extensive updates and a private backyard oasis on a large, landscaped lot in a quiet crescent. Located in a mature, established neighbourhood, this exceptional home is just minutes from shopping, recreation, entertainment, schools and everyday amenities. The main level seamlessly blends original character with thoughtful renovations. The custom kitchen features quality cabinetry, quartz countertops and stainless-steel appliances, while the adjoining living area offers a gas fireplace with custom built-ins, quality hardwood flooring (2017), high-profile baseboards, solid-core interior doors, California shutters and a neutral decor palate. The renovated bathroom features a soaker tub with marble tile surround, floating vanity with quartz countertop, slate flooring and skylight. Step outside to your own private retreat featuring a full-length cedar deck with dedicated dining and lounging areas, extensive landscaping, fencing and an inviting in-ground pool. The lower level was renovated in 2009 to create an expansive family room with pot lighting, a versatile den/bedroom and a dedicated office with built-in desk and shelving plus a full bathroom with heated floors, laundry room and ample storage (metal stud walls R22). Major infrastructure improvements include: replacement of main cast-iron drain & all plumbing with ABS inside the home to the municipal connection + back flow valve; an energy-efficient furnace and heat pump (2023); gas pool heater (2022); repaved driveway (2022); pool surround stonework and cedar decking (2021); pool liner (2020); water heater (2019); windows & doors (2000); In-ground irrigation and meticulous care throughout. Living inside the Greenbelt drastically shortens commuting times. Access to Ottawa's expanding LRT system is a five minute drive. A truly turnkey home in an outstanding Manordale location-just move in and enjoy!

Inclusions: **Gas stove, refrigerator, dish washer, washer, dryer, custom shutters, pool equipment, hot water tank, gas pool heater, sprinkler system,**

Broker Rmks: **The sellers are the listing Agents Brother and sister in law. Disclosure form must accompany offers. Day before notice preferred.**

Showing Requirements: **Lockbox, Showing System**

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	CENTURY 21 GOLDLEAF REALTY INC. 			Phone:	613-749-2121
List Brkr Addr:	1010 Polytek Street Unit: 3-1, Ottawa K1J9H9			Fax:	613-749-0808
List Salesperson:	Mark Christie, Salesperson 			Phone:	613-276-9027
List Salesperson 2:	Lucas Lawson, Salesperson 			Phone:	613-852-7448
List Brokerage 2:	CENTURY 21 GOLDLEAF REALTY INC. 			Phone:	613-749-2121
Contract Date:	09/22/2026	Leased Terms:			
Last Update:	09/22/2026	Expiration Date:	12/31/2026	Original \$:	\$849,900
CDOM:	0	CB Comm:	2.0%		

Prepared By: Mark Christie, REALTOR Salesperson

Date Prepared: 09/22/2026

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