

69 Heirloom Street, Ottawa, Ontario K4M 0K9

Listing

69 Heirloom St Ottawa

Active / Residential Freehold / Attached / Row / Townhouse

MLS® #: **X13113128**

List Price: **\$719,000**

New Listing



Ottawa/Blossom Park - Airport and Area/2602 - Riverside South/Gloucester Glen

Tax Amt/Yr: **\$4,564.82/2026** Transaction: **Sale**
 SPIS: **No** DOM: **0**
 Legal Desc: **PART BLOCK 201 PLAN 4M-1672, PARTS 1 AND 2 PLAN 4R-33700.; SUBJECT TO ANEASEMENT AS IN OC2305030; SUBJECT TO AN EASEMENT IN GROSS AS INOC2305033;.....**

Style: **2 Storey** Rooms Rooms+: **15+0**
 Fractional Ownership: BR BR+: **3(3+0)**
 Assignment: Baths (F+H): **3(2+1)**
 Link: SF Range: **1500-2000**
 Storeys: **2.0** SF Source: **MPAC**
 Leased Land: YB/YB Source: **2022/MPAC**
 Lot Front: **22.97** Fronting On: **W**
 Lot Depth: **105.08** Lot Size Area:
 Lot Size Code: **Feet** Lot Size Area Code: **Square Feet**
 SQFT Above Grd Fin: **1706** SQFT Above Grd Fin Src: **MPAC**

Builder Name: **Claridge**
 Zoning:
 Cross Street: **RIVER ROAD AND SOLARIUM**
 Directions: **Head south on River Rd. Turn left onto Solarium Ave, then right onto Heirloom Street. Property is on your right.**
 Abv Gd Fin Area/Src: **1706/MPAC**

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

Seller: **Sarah Anne Plosenski**

Recent: **05/11/2026 : NEW**

PIN #: **043303951** ARN #: **061460002019308** Contact After Exp: **No**
 Additional PIN #: Phased Tax Value: **372,000.00** Under Contract Mnthly:
 Holdover: **90** Occupancy: **Owner**
 Possession Type: **Flexible** Possession Date: **2026-08-28**
 Possession Rmks: Road Access Fee:
 Local Improv: Survey Year/Type: **None**
 Seasonal Dwelling: Realtor Sign on Prop:

Kitch Kitch + **1 (1+0)** Exterior: **Alum Siding, Brick** Water: **Municipal**
 Fam Rm: **Yes** Garage: **Yes** Water Supply Type:
 Basement: **Yes/Finished** Gar/Gar Spcs: **Attached Garage/1.0** Water Meter:
 Fireplace/Stv: **Yes** Drive Pk Spcs: **2.00** Waterfront Feat:
 Interior Feat: **Air Exchanger, Auto** Tot Pk Spcs: **3.00** Waterfront Struc:
Garage Door Remote, Pool: **None** Well Capacity:
Central Vacuum, On Room Size: Well Depth:
Demand Water Heater, Rural Services: Sewers: **Sewer**
Storage Security Feat: Special Desig: **Unknown**
 Heat: **Forced Air** Heat Source: **Gas** Farm Features:
 A/C: **Yes/Central Air** Winterized:
 Central Vac: **Yes**
 Apx Age: **0-5**
 Laundry Lev: **Lower**
 Property Feat:
 Roof: **Asphalt Shingle**
 Foundation: **Poured Concrete**
 Soil Type:
 Waterfront Y/N: **No** Waterfront:
 Water Struct: Easements/Restr:
 Under Contract: Dev Charges Paid:
 View: Lot Shape: Island YN:
 HST App To SP: **Included In**
 Lot Size Source: **MPAC**

Remarks/Directions

Client Rmks: **69 Heirloom in Riverside South is located on a great street in a highly desirable family community. Built by popular Claridge Homes, this Whitney Model end unit offers a larger yard perfect for entertaining and outdoor enjoyment. Bright open-concept layout with neutral colors throughout, beautiful white shaker cabinetry, quartz countertops, clean light hardwood floors, 9-ft ceilings, pot lights, and a cozy gas fireplace. The modern kitchen features stainless steel appliances, breakfast bar, upgraded sink and fixtures, plus all appliances including washer and dryer. The spacious primary bedroom offers a walk-in closet and private ensuite bath, with two additional well-sized bedrooms and a full second-floor bathroom. Fully finished basement with bathroom rough-in provides additional living space ideal for a rec room, gym, or home office. Other features include upgraded oak railings, smooth ceilings throughout the main floor, oversized windows bringing in tons of natural light, garage door opener, central air conditioning, upgraded lighting**

package, and all window coverings included. Excellent location close to parks, schools, shopping, transit, and walking trails.

Inclusions: **FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, ALL LIGHT FIXTURES, WINDOW COVERINGS, GARAGE DOOR OPENER,**

Rental Items: **HOT WATER TANK (\$65 A MONTH)**

Broker Rmks: **For all inquiries please text Chris at 613-799-9249. Quick closing available. Please do not let the cats out during showings. Some notice is appreciated as the seller works from home part-time. Enbridge gas \$62, Hydro \$81, last month.**

Appt/Showing Rmks:

Showing Requirements: **Showing System**

VT URL Unbranded:

Brokerage Information

Financing:	--	Perm to Advertise:	No	Contact After Expired:	No
Buyer Agency Compensation Remarks:					
List Brokerage:	ALL/PRO REAL ESTATE LTD.			Phone:	613-799-7700
List Brkr Addr:	1636 RIVER ROAD, Ottawa K4M1B4			Fax:	
List Salesperson:	Chris Hilliard, Broker			Phone:	613-799-9249
Contract Date:	05/11/2026	Leased Terms:			
Last Update:	05/11/2026	Expiration Date:	07/10/2026	Original \$:	\$719,000
		CB Comm:	2.0		

Prepared By: Chris Hilliard, Broker

Date Prepared: 05/11/2026

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