

FOR SALE



The Wright Team

1610Rideauvale.com

1610 Rideauvale Avenue

🏠 3 BEDS | 🛁 2 BATHS



KARS

Located within a close-knit family community in Kars, this beautifully presented home is set on a half-acre corner lot framed by mature trees and landscaping. With surrounding amenities and recreation close at hand, the location offers the convenience of a welcoming neighbourhood setting.

Offering three bedrooms, two bathrooms and a finished lower level, the home features a neutral colour palette, wide-plank engineered hardwood flooring and an open-concept living area filled with natural light. The kitchen is well appointed with extensive cabinetry, quartz countertops, a mosaic tile backsplash, stainless steel appliances, and a large centre island with room for casual seating. Additional cabinetry extends into the adjoining dining area, while the living room is highlighted by a large picture window overlooking the front gardens. A separate family room provides another area for relaxing and gathering.

Upstairs, three well-proportioned bedrooms and a full bathroom are offered. The finished lower level extends the living space with a recreation room and separate office, along with a dedicated laundry room and additional storage.

Outside, the backyard offers a perfect setting to relax, dine outdoors or entertain. The heated inground pool is surrounded by an interlock patio, with a deck, gazebo and hot tub providing additional areas to enjoy the outdoors. The fenced yard includes open lawn and garden beds, with surrounding greenery adding a sense of privacy.

Foyer, Living
Room and
Kitchen



Key Updates & Points to Note

- Driveway, 2026.
- Dishwasher, 2025.
- Chlorine pool with natural gas heater, heater 2025.
- Siding, approximately 2022.
- Hot tub, 2022.
- Front entrance concrete, approximately 2022 to 2023.
- Hot water tank, 2021.
- Pool liner, 2020.
- Kitchen, approximately 2018.
- Engineered hardwood flooring, approximately 2018.
- Septic system, 2018.
- Central air conditioning, 2016.
- Roof shingles, 2015.
- Furnace, approximately 2011.
- Front and rear windows, with the exception of one window, and exterior doors, approximately 2011.
- Gazebo.
- Storage shed.
- Freestanding gas stove/fireplace.
- Bonus room/family entrance is constructed on a slab on grade, with insulation and DRIcore subflooring. The room is serviced by ductwork and a cold air return. DRIcore subflooring is also installed in the basement.
- Located close to Kars on the Rideau Public School, local recreation, the Rideau River and Kars boat launch.
- Baxter Conservation Area is a short drive away, offering approximately five kilometres of trails, a public beach, picnic areas and additional nature-based recreation.
- Convenient access to Highway 416, with the shops, restaurants and amenities of Manotick Village a short drive away.







Property Dimensions

Main Floor

Living Room 21'9" x 11'5"
 Dining Area 9'10" x 11'9"
 Kitchen 11'10" x 11'9"
 Family Room 15'5" x 18'5"
 Bathroom 15'5" x 4'6"

Upper Level

Primary Bedroom 10'11" x 11'5"
 Bedroom 9'8" x 13'6"
 Bedroom 8'10" x 10'2"
 Bathroom 7'7" x 8'1"

Lower Level

Recreation Room 18'4" x 14'0"
 Office 12'0" x 8'10"
 Laundry 8'10" x 11'5"





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Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 3

Bathrooms: 2

Property Type: Side-Split

Neighbourhood: Kars

Lot Size: 120 ft frontage, 0.50AC (Irregular)

Taxes/Year: \$3,719.31 / 2026

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$177/month equal billing.

Approximate Gas Expense: \$96/month equal billing.

Inclusions:

All light fixtures, blinds, drapes and accessories, fridge/freezer, stove, hood fan, dishwasher, microwave, washer, dryer, pool equipment and accessories, hot

tub, hot water tank (2021), water softener, freezer in laundry room, shed (no power to shed), EcoFlow battery backup on sump.

Exclusions:

Gas fire table.

Rental Equipment:

None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"