

FOR SALE



The Wright Team

7Benlark.com

7 Benlark Road

3 BEDS | 3 BATHS



BARRHAVEN

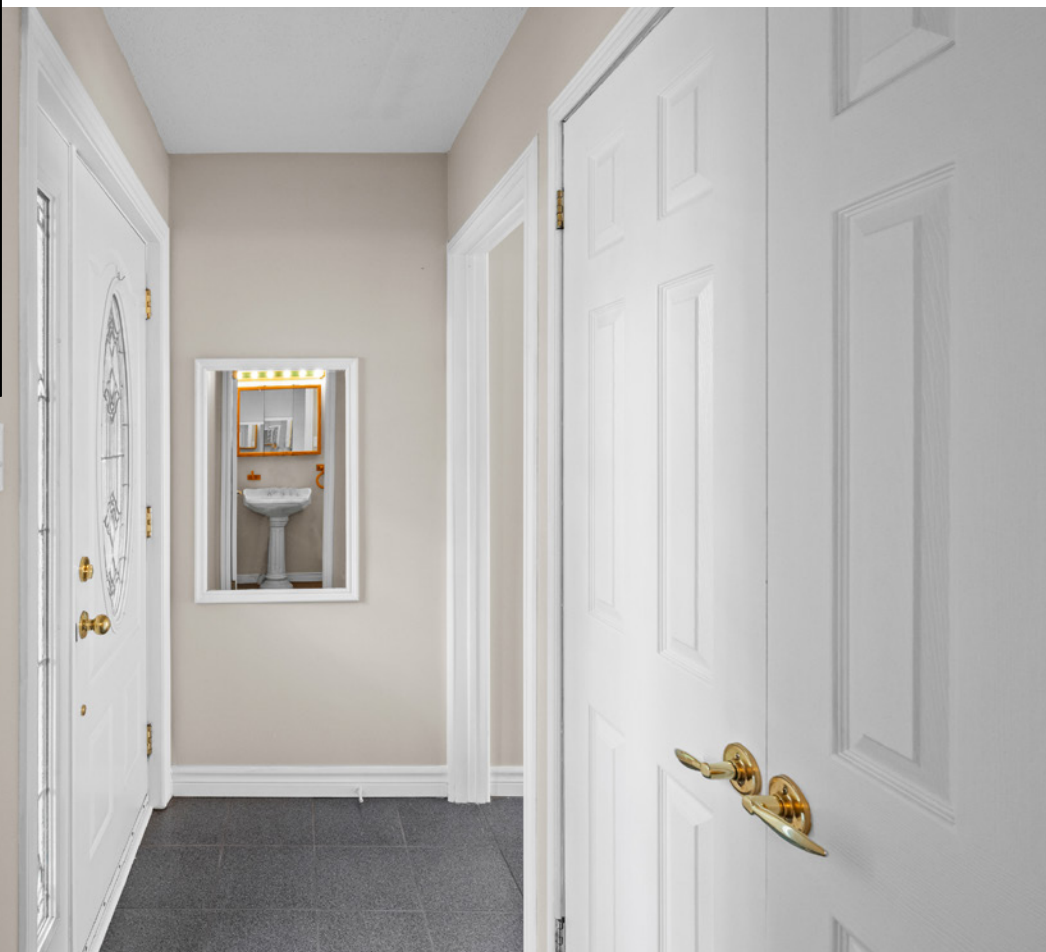
Nestled on a family-friendly street in Barrhaven, this well-presented two-storey home offers inviting curb appeal, framed by mature hedges and established landscaping. A covered front porch adds to the welcoming exterior, while schools, community parks, Walter Baker Sports Centre, shopping, dining and everyday amenities are all close at hand.

Offering three bedrooms, three bathrooms and a finished lower level, the home features a practical layout with plenty of natural light. The connected living spaces include a living room highlighted by a natural gas fireplace and an adjoining dining area. At the back of the home, the family room / sunroom is surrounded by windows and features a cathedral ceiling, providing an inviting extension of the main living space.

The kitchen offers extensive white cabinetry, generous counter space and a peninsula with room for casual seating. Upstairs are three bedrooms, including the primary bedroom with its own ensuite bathroom, along with an additional full bathroom. The finished lower level extends the living space with a generous recreation room, along with a separate laundry area and additional storage.

Outside, a spacious deck provides plenty of room for outdoor dining and relaxing, overlooking a backyard with lawn, gardens and established greenery. Mature hedging along the perimeter provides a welcome sense of privacy.

Foyer, Family
Room / Sun
Room, Living
Room and
Dining Area



Key Updates & Points to Note

- Carpet (2026).
- Furnace (2021).
- Central air conditioning (approximately 2021).
- Windows (2018).
- Roof (2009).
- Sunroom addition (2003).
- Reverse osmosis and UV filter system.
- Finished basement.
- Natural gas fireplace.
- Attached single-car garage.







Property Dimensions

Main Floor

- Foyer 7'5" x 4'0"
- Living Room 13'2" x 18'9"
- Dining Area 9'6" x 9'7"
- Kitchen 9'6" x 16'2"
- Family Room / Sunroom 12'2" x 11'7"
- Bathroom 4'7" x 5'10"

Second Level

- Primary Bedroom 13'6" x 13'6"
- Primary Bathroom 7'1" x 4'10"
- Bedroom 8'10" x 16'8"
- Bedroom 12'4" x 9'4"
- Bathroom 8'10" x 5'4"

Lower Level

- Recreation Room 22'1" x 21'4"
- Laundry 11'8" x 8'7"





Have A Real Estate Question?

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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: 3

Property Type: Two-Storey

Neighbourhood: Barrhaven

Lot Size: 26.50 ft x 93.95 ft
(Irregular)

Taxes/Year: \$4,528.68 / 2026

Heating: Forced Air, Natural Gas

Inclusions:

Refrigerator, stove, dishwasher, microwave hood fan, automatic garage door opener, shed, hot water tank, reverse osmosis and water treatment equipment currently installed. All appliances and equipment are included in as-is condition.

Exclusions:

None.

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"