



65 SOUTHERN DR

RIDEAU GARDENS

This cherished family home is ready to start its next chapter! Ideally situated on one of the most desirable blocks in Rideau Gardens, the property boasts a premium, sun filled setting on an impressive, nearly 50 x 100 foot lot. Built in the 1950s and well maintained over the years, it offers both character and lasting quality. Inside, you'll find spacious living and dining areas, a welcoming family-sized foyer, and a convenient main floor powder room. The second level features four well proportioned bedrooms and a full family bathroom, providing ample space for a growing family. The finished basement adds valuable bonus space with a versatile rec room. Enjoy life on a beautiful tree lined street, just steps from the Rideau River and Canal, and within walking distance to excellent schools, a public library, and a community centre. This is a rare opportunity to create a lifetime of memories in an exceptional neighbourhood.

Property Type: Detached 2 Storey

Bedrooms: 4

Bathrooms: 2



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SOME PHOTOS ARE VIRTUALLY STAGED

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	3'10" x 3'8"
Living Room	Main	20'0" x 11'6"
Dining Room	Main	13'1" x 12'4"
Kitchen	Main	15'3" x 12'4"
Bath (2 Pc)	Main	4'2" x 5'3"
Covered Patio	Main	9'0" x 6'2"
Primary Bedroom	2nd	16'8" x 12'7"
Bedroom	2nd	11'8" x 12'7"
Bedroom	2nd	9'2" x 9'1"
Bedroom	2nd	11'1" x 8'11"
Full Bath (4 Pc)	2nd	6'6" x 6'7"
Rec Room	Basement	23'0" x 12'4"
Utility Room	Basement	28'8" x 24'2"
Storage	Basement	3'6" x 5'1"

Property Information:

- 2025 Property Taxes: \$8,685.47
- Lot Size: 50ft x 100ft

Approx Monthly Utility Costs:

- Water/Sewer: ~\$97/bimonthly
- Hydro: ~ \$90/mo

Neighbourhood Highlights:

- Minutes from the Rideau Canal
- Biker's Paradise
- Windsor Park - features a wading pool, tennis/pickleball courts
- Brewer Park - soccer/baseball fields, a splash pad and skating oval in winter
- Walk to Lansdowne Park, The Glebe, & TD Place
- Transit - Excellent access to bus routes and the nearby O-Train



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