

2958 SOUTHMORE DR. E



BEDROOMS

3



BATHROOMS

3



PARKING

4



Tucked on a shady lot in Riverside Park South, this detached home combines modern upgrades with timeless charm. With an in-ground pool, private garden, and patio, it offers a peaceful retreat in the heart of the city.

Inside, warm hardwood floors and thoughtful updates create an inviting atmosphere. The bright living room features large windows and a cozy gas fireplace, while the updated kitchen flows naturally into the sunny dining room, perfect for family meals or entertaining. Step out to the covered patio to enjoy summer days by the pool or relaxing evenings in the hot tub.

Upstairs, the spacious primary suite includes a renovated walk-in closet, spa-like ensuite, and convenient washer/dryer combo. Two additional bedrooms and a full bath complete the second level. The finished basement offers a large recreation space and plenty of storage. With quick access to the Airport Parkway, local parks, schools, and amenities, this home delivers comfort and convenience in a sought-after neighbourhood.



AVERAGE MONTHLY COSTS

hydro: \$176

water: \$53

gas: \$100

PROPERTY TAXES

\$ 5,597.13 - 2025

INCLUSIONS

dishwasher, hood fan, refrigerator, stove, drapes, wine fridge, hot water tank, hot tub, auto garage door opener, upright freezer, LG washer/dryer combo, all pool equipment, 3 sheds

PROPERTY UPDATES



NEW WINDOWS, DOORS & PATIO DOORS
(excluding living & dining room doors)
2015 & 2017



BACKYARD DECK
2017



UPDATED ENSUITE & WALK-IN CLOSET
2019



NEW STEEL ROOF PERGOLA
2021



ATTIC INSULATION
2023



NEW POOL PUMP
2023



KITCHEN REDONE
2024



STUCCO REMOVED
2024



NEW POOL LINER
2016



GARAGE ROOF RE-DONE
2018



UPDATED SECOND BATHROOM
2019



ROOF SHINGLED & 2 ADDITIONAL VENTS INSTALLED
2020



NEW FRONT PORTICO & STONE WALKWAY
2021



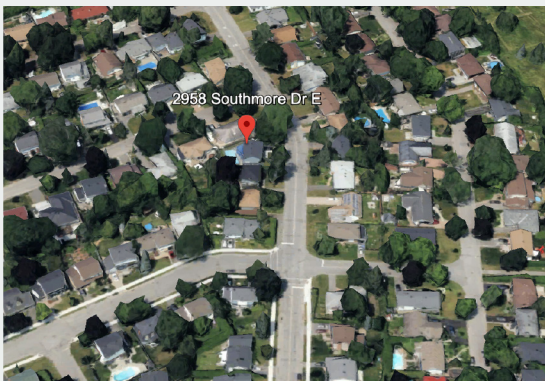
BASEMENT REFINISHED
2024



HARDWOOD FLOORS REFINISHED
2024



HOT TUB REPAIRED + NEW BACK PATIO INSTALLED
2024



THE AREA: Riverside Park South

53%

WALKSCORE

63%

TRANSIT
SCORE

77%

BIKE
SCORE

Riverside Park South is a sought-after neighbourhood in Ottawa's south end, just an 8-minute walk from the new Walkley LRT Station. Known for its tree-lined streets and family-friendly atmosphere, it offers a mix of classic and modern single-family homes. Residents enjoy Mooney's Bay Beach, local parks, schools, and a strong community spirit. With quick access to downtown, major roads, public transit, and the Ottawa International Airport, Riverside Park South combines convenience, connectivity, and natural beauty.

SCHOOLS

GENERAL VANIER P.S.
FIELDING DRIVE P.S.
L.É.É.C. GEORGE-ÉTIENNE-CARTIER
BROOKFIELD H.S.
ST. PATRICK'S H.S.
L.É.S.P. OMER-DESLAURIER

SHOPPING

SOUTH KEYS SHOPPING CENTRE
ALTA VISTA PLAZA
CANADIAN TIRE
HOME DEPOT

RESTAURANTS

OVERFLOW BREWING COMPANY
KS ON THE KEYS
CORA BREAKFAST & LUNCH
MONTANA'S BBQ & BAR
MOOSE MCGUIRE'S
HOMETOWN HEROES