



Gordons Real Estate Brokerage is committed to providing comprehensive information on every property we offer for sale. Our knowledgeable team is readily available to answer any questions you may have.

Gordons Real Estate Brokerage provides professional real estate and downsizing services designed to make life transitions easier. We manage the sale of our clients' homes and coordinate every aspect of their move, from planning and preparation to helping them settle comfortably into their new residence.

Our experienced real estate professionals guide clients through the selling process with care and attention, while our downsizing specialists assist with organizing, sorting, appraising, packing, shipping, moving, and arranging the sale of surplus household items and assets.

Clients can move forward with confidence, knowing that every detail of this important transition is being handled thoughtfully, efficiently, and with genuine care.

For executors and families managing an estate, Gordons Real Estate Brokerage offers a complete estate settlement solution, providing support and coordination throughout the process.

To learn more about our services, please call us or visit [www.gogordons.com](http://www.gogordons.com).

Thank you for your interest in this property.

# Property Information

## A Marquee Qualicum Property with Estate Like Presence

Welcome to 35 Aleutian, a rare opportunity to own one of the largest properties in prestigious Qualicum — a mid-century enclave known for executive homes, mature trees, and exceptional privacy. This 2,489 sq. ft. Cape Cod-style home with its natural-stone façade sits on an expansive one third acre pie shaped lot on a quiet cul-de-sac. The scale and setting offer outstanding potential for a high-end renovation or future expansion.

The property's unobstructed side and rear yards provide exceptional flexibility for a major addition, luxury outdoor living, or a complete landscape redesign — all without compromising usable yard space. This is a rare canvas for those looking to create a signature residence. Inside, the home offers a classic mid-century layout with generous principal rooms and expansive windows. The foyer opens to a bright living room with fireplace, a formal dining room, and a large kitchen with separate eating area. The sunken family room, with its second fireplace and views of the yard, creates a warm gathering space. A two-piece bath and access to the attached two car garage complete the main level.

Upstairs, the oversized primary suite includes a dressing room and full ensuite. Four additional bedrooms offer excellent flexibility for family, guests, or home offices. Solid oak hardwood flooring runs through the principal living and sleeping areas. The basement is partially finished and ready for reimagining. The home is ready for modernization, including roof, window, and mechanical updates. With its 200amp service, future EV charging is easily accommodated. This is an estate sale, offered as is, where is, with buyers encouraged to conduct their own due diligence regarding the house, pool, and related systems.

A rare and distinguished property in one of Ottawa's most desirable neighbourhoods — ready for its next chapter.

# Property Details

**ADDRESS: 35 ALEUTIAN ROAD, OTTAWA ON, K2H 7C7**

**TYPE: SINGLE FAMILY DETACHED 2 STOREY**

**LEGAL DESCRIPTION: LOT 32, PLAN 485692 SUBJECT TO CR498001 NEPEAN (Easement)**

SQ. FT:	2,489 SQ FT Above ground, 1,148 SQ FT Basement. (MPAC)
BEDROOMS:	5 Bedrooms; 5 Upper floor.
BATHS:	3 Bathrooms; Main floor 2 pcs, Upper floor 5 pcs and Primary ensuite 4 pcs.
LAUNDRY:	Laundry in basement with wash tub.
BASEMENT:	Office, recreation room, laundry and storage room.
AGE:	60 years, 1966 (MPAC)
ELECTRICAL:	200 amp breaker panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Poured concrete.
FLOORS:	Main and upper oak hardwood, luxury vinyl tile, ceramic tile. Basement concrete, carpet in office.
CEILINGS:	Drywall throughout, tile in basement office and unfinished storage room.
WINDOWS:	Vinyl, Aluminum, wood.
EXTERIOR:	Natural stone front, brick sides and lower rear, aluminum siding upper rear.
INTERIOR:	Drywall, wood panel.
PARKING:	Private double drive in private cul de sac asphalt with parking for 4 vehicles.
GARAGE:	Attached 2-car, inside entry, finished interior, double car-doors, 1 person-door to outside.
LOT SIZE:	40' x Irregular, 0.374 Acres (MPAC)
ZONING:	R1E

TAXES:	\$ 8,497.78 (2026)
ROLL #:	061412033503300
PIN #:	046970032
HIGH SPEED INTERNET:	Available on lot.
NATURAL GAS:	Available on lot.
FIREPLACE:	2 Fireplaces: 1 in formal living room, 1 in family room. Natural wood.
HEATING:	Baseboard electric.
COOLING:	None.
RENTALS:	None.
WATER:	Municipal.
WASTE:	Municipal.
LOT DESCRIPTION:	Mature private lot, landscaped, fenced yard with inground pool on cul-de-sac.
INCLUSIONS:	Refrigerator, chest freezer, washer, dryer.
SUGGESTED CLOSING:	Flexible; available for immediate possession.

## Visit Website:

- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour