



WELCOME TO...

166 Mattingly Way

Beautifully upgraded 3-bedroom, 3-bathroom Urbandale END unit townhome in sought-after Riverside South. Features include an open-concept main floor with hardwood flooring, a gas fireplace finished with handsome ledgerstone and kitchen features maple cabinetry & granite, plus a spacious primary retreat with upgraded ensuite. The finished lower-level family room offers additional living space, while the private backyard boasts interlock patios, a hot tub, and no rear neighbours.

Enjoy a welcoming community with parks, walking paths, and access to the Rideau River. Conveniently located near shops, schools, transit, and commuter routes, Riverside South continues to grow with exciting planned amenities, including a community centre, library, and district park.



3 Bedrooms



3 Bathrooms

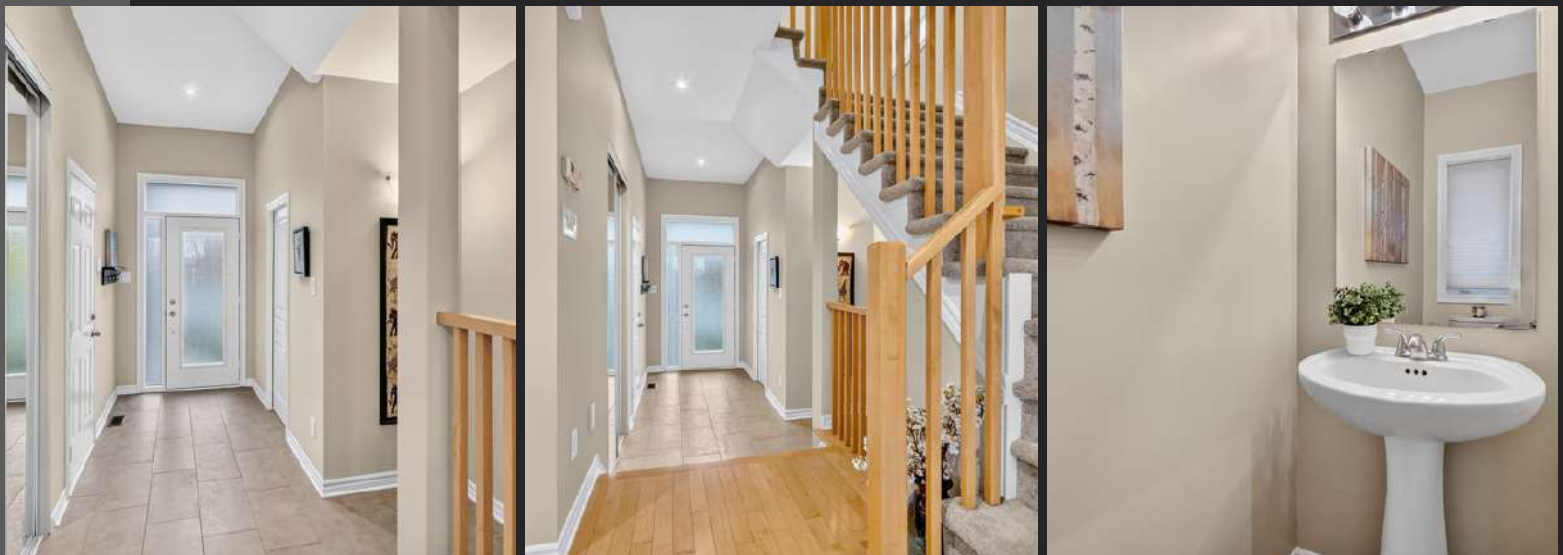


1 Car Garage



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FOYER & POWDER ROOM

Welcoming entryway with convenient access to the main living areas and attached garage. The main-level powder room features a practical pocket door, adding convenience for everyday living and guests.





LIVING ROOM

Inviting, open-concept living space featuring rich hardwood flooring and a gas fireplace faced with striking charcoal stacked stone, beautifully complemented by a reclaimed-wood beam mantel. Ceiling speakers and large windows enhance the space, creating an ideal setting for relaxing or entertaining.





KITCHEN & DINING AREA

Thoughtfully designed kitchen featuring timeless natural maple cabinetry, granite countertops, a stylish backsplash, a sought-after walk-in pantry, and beverage fridge. The peninsula with integrated sink overlooks the dining area, while the breakfast bar provides additional seating for casual meals and entertaining. The dining room allows ample space for dining, and provides access to the backyard oasis.





PRIMARY BEDROOM RETREAT

Spacious primary retreat privately situated at the rear of the home, featuring an elegant double-door entry, generous walk-in closet, and new broadloom and underlay installed in 2025. The well-appointed ensuite offers a relaxing jetted tub, separate shower, and natural maple vanity, creating a comfortable and private space to unwind at the end of the day.

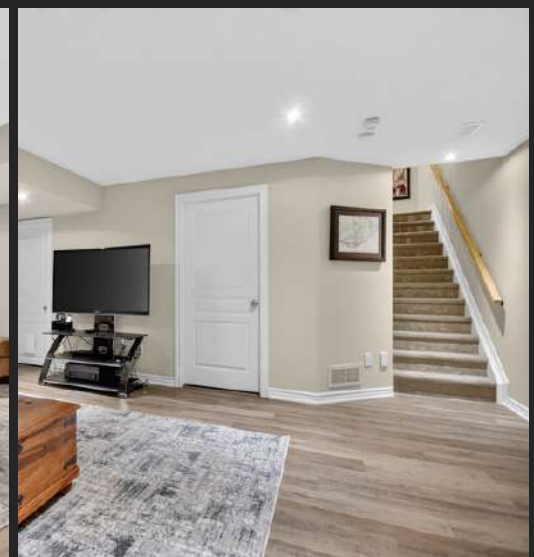




SECONDARY BEDROOMS & MAIN BATH

Two additional bedrooms offer versatile space for family members, guests, or a home office, each featuring new broadloom and underlay installed in 2025. The large full main bathroom is conveniently located on the upper level, making it easy for family and overnight guests to access. A large closet completes the spacious upper level. The stairwell features a side window, allowing ample natural light to bathe the spaces, one of the bonuses of an end unit.





LOWER-LEVEL FAMILY ROOM

The finished lower-level family room offering additional living space, with durable LVP flooring and an oversized daylight window that brings in natural light. Ideal for a media room or family gatherings, with a convenient laundry area, ample storage, and a framed room with bathroom rough-in offering a future 4th bathroom.





OUTDOOR LIVING

Enjoy your own private outdoor retreat in this extra-deep lot, beautifully landscaped backyard. Expansive interlock patios provide plenty of space for outdoor dining and entertaining, while maintenance-free PVC fencing, and a relaxing hot tub. With no rear neighbours and green space beyond, this inviting setting offers privacy and an open outlook.





Have A Real Estate Question?

We're here to help. Call us at 613.762.1048 or email Beth@BethandAndrew.ca

IT'S ALL IN THE DETAILS



3 Bedrooms



3 Bathrooms



1 Car Garage

Property Type: End unit Townhouse

Year Built: 2015

Neighbourhood: Riverside South

A/C: Central Air

Heating: Forced air

Water/ Sewer: Municipal/Sewers

Fireplaces/Fuel: 1/Gas

Taxes/Year: \$4,706.79/ 2026

Utilities:

- Heat approx.: \$75
- Hydro approx.: \$90

Basement: Finished

Inclusions: Washer, dryer, OTR microwave 2026, gas stove, fridge, wine fridge, dishwasher, hot tub 2016, shelf on wall in foyer

Exclusions: None



FEATURES & UPGRADES

- Quality-built Urbandale END unit townhome | Over 1,900 sq. ft of living space.
- 9-foot main-level ceilings and flat-finished ceilings throughout
- New upper-level broadloom and underlay (2025)
- Kitchen features maple cabinetry, granite countertops, backsplash, and walk-in pantry
- Handsome Stacked-stone gas fireplace with reclaimed wood mantel
- Primary suite with walk-in closet, jetted tub, and separate shower
- Finished lower-level family room with easy-care LVP flooring and large daylight window
- Basement bathroom rough-in and ample storage
- Ceiling speakers in kitchen, living room, and outdoors
- Extra-deep landscaped backyard with interlock patios and maintenance free PVC fencing
- Hot tub, no rear neighbours, and green space beyond
- Walking distance to shops and services

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 11 recreation facilities within a 20 minute walk from this address.



Claudette Cain Park

660 River Rd




3 mins

Harbour View Park

150 Harbour View St




9 mins

Summerhill Park

101 Mattingly Way Manotick




4 mins

FACILITIES WITHIN A 20 MINUTE WALK

4 Playgrounds

2 Tennis Courts

3 Basketball Courts

1 Sports Field

1 Splash Pad

1 Trail

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 4.5 km away, and the nearest street transit stop is a 4 minute walk away.

 **Nearest Rail Transit Stop**
Fallowfield

 **Nearest Street Level Transit Stop**
River At Earl Armstrong


4 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 12km.

 **Queensway Carleton Hospital**
3045 Baseline Rd

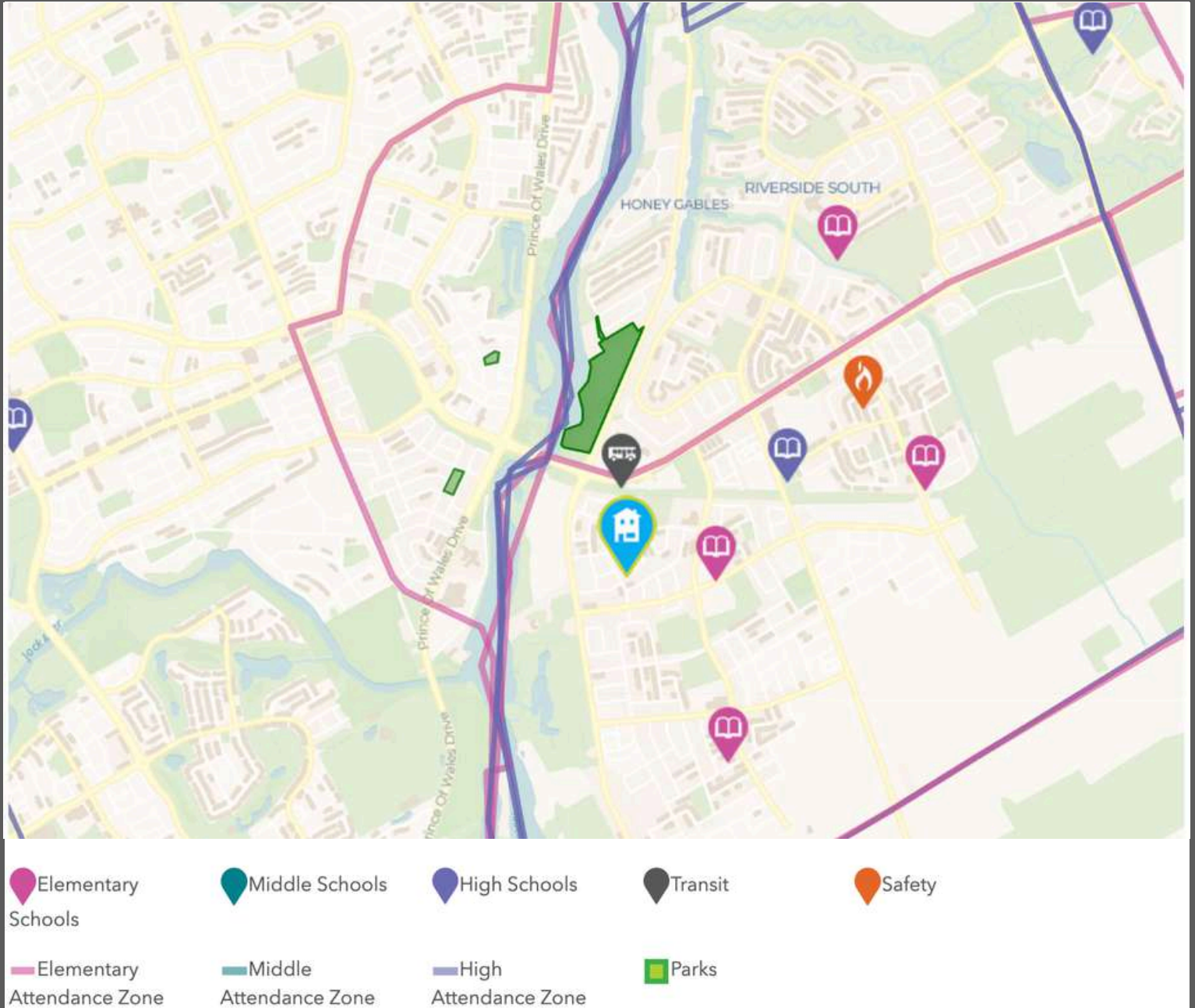
 **Fire Station**
910 Earl Armstrong Road

 **Police Station**
2670 Queensview Drive

166 Mattingly Way
Riverside South



MAP OUT THE NEIGHBOURHOOD



166 Mattingly Way
Riverside South, Ottawa



SCHOOL REPORT

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

ÉEP Michel-Dupuis

Designated Catchment School
Grades PK to 6
715 Brian Good Ave

Steve MacLean PS

Designated Catchment School
Grades PK to 8
4175 Spratt Rd

Kars on the Rideau PS

Designated Catchment School
Grades PK to 8
6680 Dorack Dr

Riverside South SS

Designated Catchment School
Grades 7 to 12
4601 Spratt Road

ÉSP Pierre-de-Blois

Designated Catchment School
Grades 7 to 12
1310 Chapman Mills Drive

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Elizabeth Wyn Wood Secondary Alternate

Grades 9 to 12
20 Rossland Ave

Clifford Bowey PS

Designated Catchment School
Grades PK to 12
1300 Kitchener Ave

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

St. Gianna School

Designated Catchment School
Grades PK to 6
836 Solarium Ave

ÉÉC Jonathan-Pitre

Designated Catchment School
Grades PK to 6
925 Ralph Hennessy Ave

ÉSC Pierre-Savard

Designated Catchment School
Grades 7 to 12
1110 Longfields Dr

St. Francis Xavier HS

Designated Catchment School
Grades 7 to 12
3740 Spratt Rd



PRIVATE SCHOOLS

The private schools nearest you are:



Ottawa Christian School

Grades PK to 8
255 Tartan Dr

Christian Learning Center

Grades PK to 8
500 Bride Private

Redeemer Christian High School

Grades 9 to 12
82 Colonnade Rd

Abraar Elementary School

Grades PK to 6
70 Fieldrow St

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