HAUSCHILD GROUP
REAL ESTATE TEAM

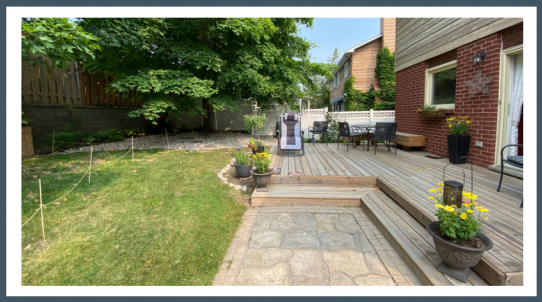
Christine Hauschild
REALTOR®

229 Walden Drive

Detached, 2-Storey
Kanata Lakes

About this Property

Beautifully maintained Holitzner-built family home in the heart of Kanata Lakes! This 4 bedroom, 2.5 bathroom residence offers a bright, functional layout with thoughtful upgrades throughout, beautifully updated kitchen, and an expansive finished LL. Step outside to a mature backyard with meticulous landscaping, lush gardens, and incredible privacy. Just minutes from the Kanata Beaver Pond, schools, tech park, and everyday amenities.



Awesome Features:

- ✔ Bright, Updated Kitchen
- ✔ WETT Certified Fireplace
- ✔ Mature & Established Backyard Oasis
- ✔ Extensive Upgrades
- ✔ Finished Lower Level
- ✔ Proximity to Amenities, Transit, Schools & Parks

Contact me for more information:
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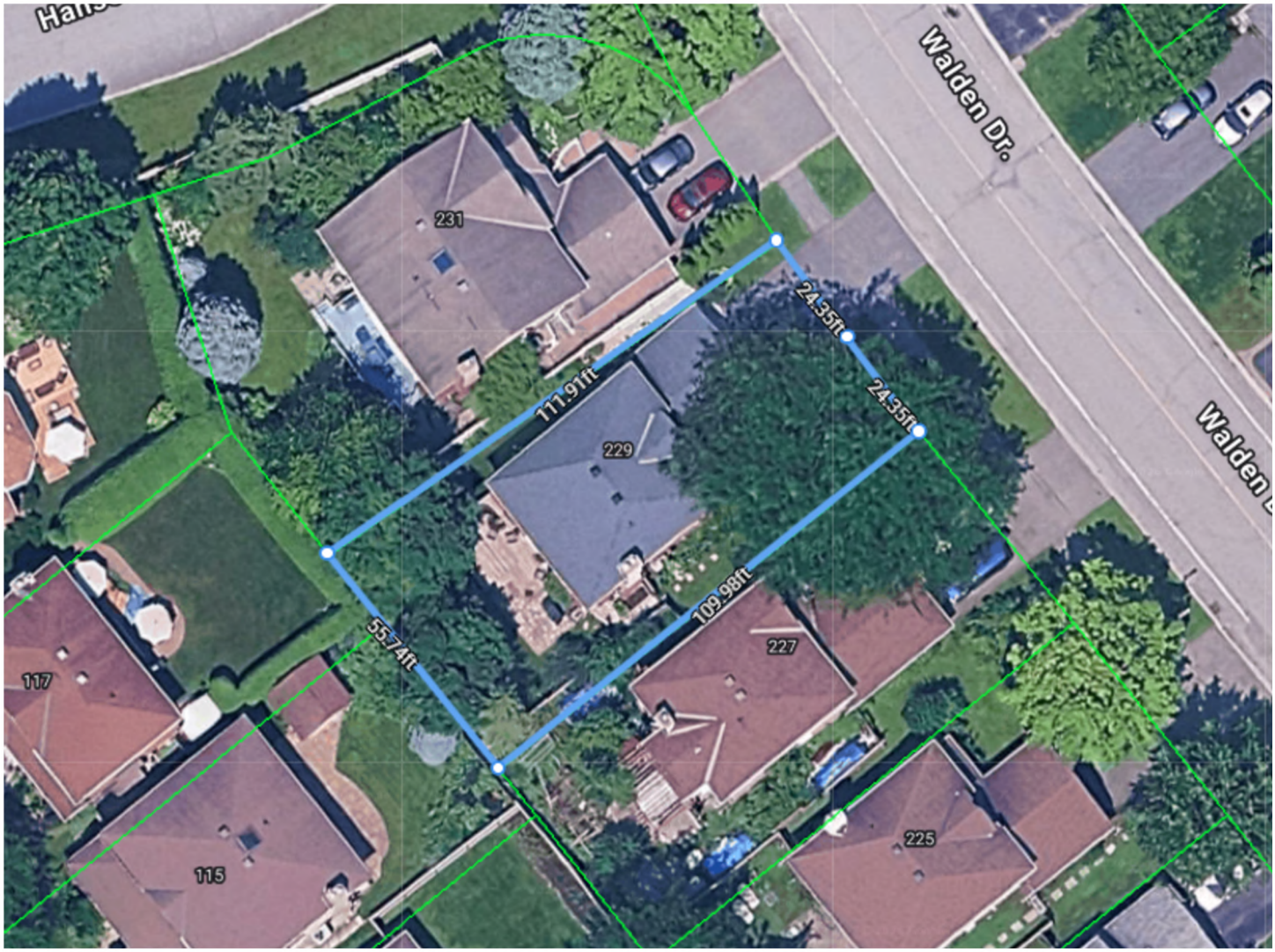
Lot Measurements as per GeoWarehouse

24.35 ft x 24.35 ft x 111.91 ft x 55.74 ft x 109.98 ft



E. & O.E. The information in this document is believed to be accurate, but is not warranted.

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Builder
Holitzner

Closing Date
To Be Arranged

Year Built
~1991

Rental Items
Hot Water Tank ~$30/month

Property Tax
~$5651.51/2025 as per tax bill

Water/Sewer
~$90/month

Hydro
~$100/month

Gas
~$100/month

Inclusions
2x fridge (kitchen & laundry room), stove, dishwasher, washer, dryer, hood fan, microwave, all light fixtures, window rods, drapes (except in dining room & kitchen), bathroom mirrors, floating shelves in primary, shelf in ensuite, wooden cabinet shelves & wall shelving in laundry room, backyard wooden planters (seller may remove some perennials), workbench & metal freestanding garage shelves, humidifier, A/C, central vacuum 'as-is' (not used) w/ accessories, storage shed, 1 garage door keypad & 2 remotes

Exclusions
Drapes in dining room & kitchen, 3 rust planters on the property, wall mounted coat rack in foyer, stools at kitchen island, bird bath, table in laundry room

Notes
- Hookups in mudroom available should you wish to relocate the stacked washer/dryer from the LL
- Some approximate ages estimated as installed by previous homeowners (not warranted)

Hot Water Tank
~2024

Furnace
~2012

A/C
~20 years old

Windows
~1981 & 2014

Roof
~2009

Dishwasher
~2025

Stove
~2025

Fridge
Unknown

Washer
~2019

Dryer
~2019

Flooring
~2024 refinished,
LL carpet 2026

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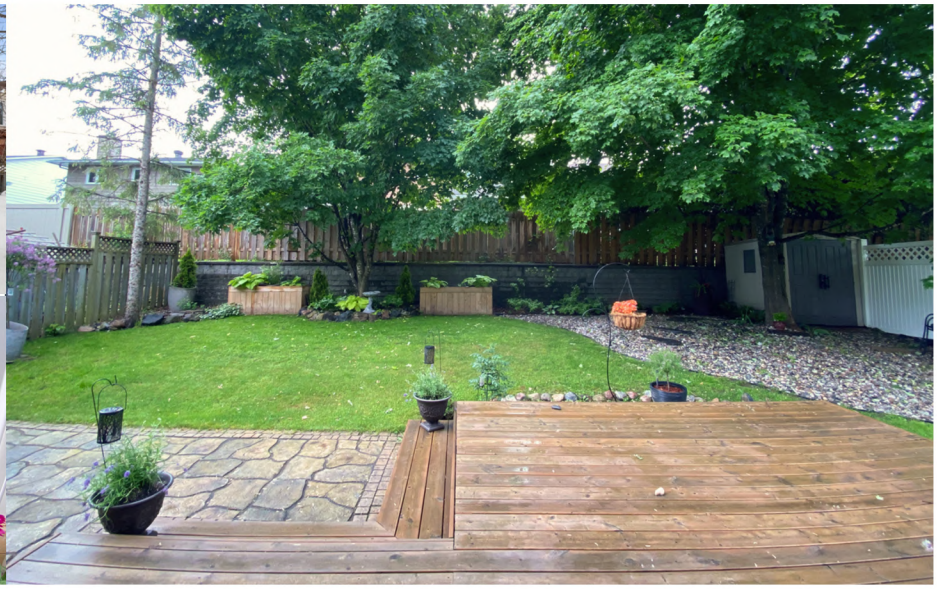
Updates & Upgrades

~Winter 2026 New carpet and walls professionally painted in lower level; mudroom painted; Hydro Ottawa replaced the gas meter and updated some fittings
~Spring 2025 New appliances (stove, dishwasher, above-stove microwave); replaced back exterior faucet and interior shut-off valve; new humidified installed on furnace
~Spring 2024 Floors refinished; main floor walls painted (except mudroom); granite counters and sink, new faucet; new hot water tank; new main water shut off valve; kitchen window glass replaced
~Fall 2023 New light fixtures throughout main and upper floors; new doorknobs & switch plates throughout; painted and wallpapered main floor powder room
~Summer 2023 Upper level painted (except primary and 4th bedroom); ensuite vanity, faucet and flooring replaced; glass in front door replaced; new garage door motor
~Spring 2023 Insulation to R60; new tap to exterior faucet in garage (with new basement shut-off valve)
~Summer 2022 Interlock sidewalks, step and driveway pavement
~Fall 2021 Replaced fans in upstairs bathrooms
~Summer 2020 New deck and planter boxes; hardscaping the backyard; perennial gardening ongoing
~Summer 2017 New garage door
~Fall 2014 All windows except for 6 replaced (living room x2, mudroom, 4th bedroom, basement x2); shared vinyl fence installed
~Fall 2012 New furnace; new patio door
~Fall 2009 New roof; hot water tank; backyard interlock patio



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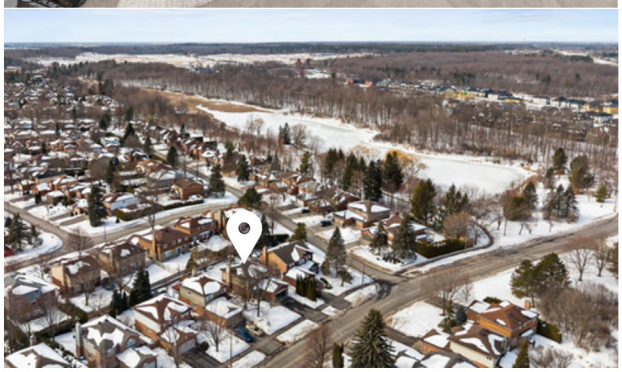
What's Nearby



Transit
The nearest street-level transit stop is Weslock at Walden

Safety
Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1021 Teron Road
Police Station | 1921 Provincial Police Lane

Parks And Recreation
Beaver Pond Park
- 1 minute walk | 243 Walden Drive
- Trail

Kimmins Court Park
- 1 minute walk | 250 Walden Drive
- Playground, trail

Weslock Park
- 3 minute walk | 73 Weslock Way
- Playground, sports field, trail

Walden Park
- 9 minute walk | 130 Walden Drive
- Playground, tennis court, splash pad, sports field

Schools in the Area

Public Schools
Stephen Leacock Public School | 25 Leacock Drive
W. Erskine Johnston Public School | 50 Varley Drive
Earl Of March Secondary School | 4 The Pkwy

Catholic Schools
Georges Vanier Elementary School | 40 Varley Drive
All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools
École élémentaire publique Grande-Ourse | 1385 Halton Terrace
École élémentaire et secondaire publique Maurice-Lapointe | 17 Bridgestone Dr
École secondaire catholique Paul-Desmarais | 5315 Abbott St E
École élémentaire catholique Saint-Rémi | 100 Walden Drive

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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