

Adult Lifestyle Communities in Ottawa

Compare 4 Ottawa communities:
Albion Sun Vista, Albion Woods,
Bellwood Estates and
Pine Hill Estates.
Homes, ownership, amenities
and current MLS access.



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Compare four Ottawa communities and the obligations that come with each

Answer first: Ottawa's four governed communities do not share one ownership or age model. Albion Sun Vista and Albion Woods are Parkbridge residential retirement land-lease communities. Bellwood Estates is an all-ages Parkbridge land-lease community included for downsizer appeal. Pine Hill Estates is an adult-oriented community of 115 freehold attached bungalows with covenants and a mandatory annual community-centre fee.

What this guide helps you do

Compare the governed communities, identify the documents and recurring obligations that matter, avoid assumptions based on broad labels and open each controlled community-information and TotalHomeSearch.ca route.

Explore the Ottawa page

Start with current MLS searches

Ottawa communities at a glance

The ownership wording below is a research starting point. The exact title, lease, association or condominium documents and current property evidence provide the final answer.

Community	Location	Ownership starting point	Housing
Albion Sun Vista	Greely	Parkbridge land lease	Manufactured and bungalow-style homes
Albion Woods	Greely	Parkbridge land lease	Manufactured and bungalow-style homes
Bellwood Estates	Nepean	Parkbridge land lease	Managed residential home sites
Pine Hill Estates	Kanata	Freehold with covenants and annual fee	115 attached bungalows

Direct information and listings routes

Community	Community information	Current MLS search
Albion Sun Vista	Open community information	View current MLS search
Albion Woods	Open community information	View current MLS search
Bellwood Estates	Open community information	View current MLS search
Pine Hill Estates	Open community information	View current MLS search

Current inventory needs a live check

An empty search does not prove that future resale is unavailable. Search feeds can also occasionally include an unrelated property. Open the controlled route, confirm every result is inside the intended community and investigate official or internal resale processes where relevant.

Four Ottawa options in Greely, Nepean and Kanata

Compare the legal structure and community obligations before comparing the home itself. Current leases, title documents, fees, rules and resale requirements control for the exact property.

Albion Sun Vista

Greely

Ownership: Parkbridge land lease

Housing: Manufactured and bungalow-style homes

A residential retirement land-lease community in Greely. Residents own their homes and lease their sites. The community setting includes shared recreation and outdoor amenities. Verify the current site lease, rent, services, rules, application process and resale requirements for the exact home.

Albion Woods

Greely

Ownership: Parkbridge land lease

Housing: Manufactured and bungalow-style homes

A residential retirement land-lease community with a country setting, community centre, pond and gazebo. Confirm the current lease, site rent, services, rules, operator approval process and the property-specific condition and inclusions.

Bellwood Estates

Nepean

Ownership: Parkbridge land lease

Housing: Managed residential home sites

An all-ages Parkbridge land-lease community in Bells Corners that can appeal to downsizers. It is not presented as formally age-restricted. Confirm the exact site's lease, rent, services, rules, resale approval requirements and whether any search result is actually inside Bellwood Estates.

Pine Hill Estates

Kanata

Ownership: Freehold with covenants and annual fee

Housing: 115 attached bungalows

An adult-oriented freehold bungalow community with registered covenants and a mandatory annual community-centre fee. It should not be understood as fee-free freehold. Review the current covenants, fee, maintenance responsibilities and property documents.

Compare ownership models

Questions before buying

Ottawa ownership models require different document reviews

Land lease and freehold create different responsibilities. Adult-lifestyle or retirement wording also does not create one universal occupancy rule.

For land-lease homes

Confirm who owns the home, the site-lease term, current site rent and services, increase rules, application or approval process, resale requirements and exit obligations.

For Pine Hill freehold homes

Review the registered title and covenants, mandatory annual community-centre fee, maintenance boundaries, insurance and current community documents.

For age and occupancy wording

Albion Sun Vista and Albion Woods have retirement positioning. Bellwood is all ages. Pine Hill is adult-oriented. Verify current governing documents instead of assuming one numerical rule.

For every MLS result

Confirm that the address is inside the intended community. External feed fields can occasionally include an unrelated property in a controlled search.

The exact property documents control

Use the regional page to narrow the search, then rely on the current listing, registered title or lease, agreements, status certificate where applicable, inspection, insurance information and advice from the appropriate professionals.

[Compare monthly obligations](#)

[Questions before buying](#)

Compare the home and the everyday location

The communities span Greely, Bells Corners in Nepean and Kanata. Compare daily routes to healthcare, groceries, family, transit, recreation and the services that matter to your move.

01	Test the layout Check main-floor living, stairs, door widths, bathrooms, storage, parking, outdoor access and future mobility needs.
02	Map regular destinations Measure realistic travel to healthcare, groceries, family, recreation, transit and the services you expect to use.
03	Price the complete home Combine purchase price, taxes, insurance, utilities, property maintenance and every lease, association or condominium charge.
04	Inspect the exact property Review structure, systems, water and drainage, exterior elements, renovations and property-specific condition.
05	Check current availability Open the controlled MLS route, confirm each result belongs to the intended community and ask about other resale pathways.
06	Plan the eventual resale Consider title, obligations, location, home condition and the likely future buyer before making the purchase.

Explore Ottawa

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Coordinate the sale and purchase as one move

A specialized purchase should be coordinated with the sale of the home you already own. Build a realistic value and timing plan before committing to deposits, conditions or closing dates.

01

Estimate net sale proceeds

Begin with a property-specific value range and likely selling costs for your current home.

02

Set the complete housing budget

Include the purchase, taxes, insurance, utilities, maintenance, recurring obligations and likely improvements.

03

Shortlist communities and homes

Use the regional information and controlled MLS routes before arranging visits.

04

Review documents before waiving conditions

Coordinate title, lease or status-certificate review, financing, inspection and insurance with the appropriate professionals.

05

Align dates and contingencies

Plan preparation, listing, deposit, financing, sale conditions and closing dates together.

Kevin Flaherty, Broker

Kevin helps homeowners connect the sale of a long-held property with a move into a right-sized home or adult-lifestyle community. Call 1-877-352-4378 to discuss Ottawa options and the timing of your move.

[Request a home evaluation](#)

[Book a call with Kevin](#)

[Sell before buying guide](#)

[Call 1-877-352-4378](#)

Continue your Ottawa research



Find adult-lifestyle communities across Ontario at AdultCommunities.ca.

Sources and important information

This guide uses the governed four-community Ottawa inventory, the current AdultCommunities.ca regional baseline, official Parkbridge community and land-lease information, Pine Hill Estates community information and the controlled TotalHomeSearch.ca routes.

[Parkbridge - Albion Sun Vista](#)

[Parkbridge - Albion Woods](#)

[Parkbridge - Bellwood Estates](#)

[Parkbridge - why land lease](#)

[Pine Hill Estates community information](#)

Research reviewed August 21, 2026. Community positioning, ownership details, fees, services, rules, amenities, availability and property condition can change. The current listing and governing property documents provide the final answer for a specific purchase. Kevin Flaherty is an independent real estate broker and is not presented as the developer or operator of any community in this guide.

Explore Ontario communities

Explore Ottawa

Questions before buying

Book a call with Kevin