

# \$346,900 - 5b - 5 Sonnet Crescent, Ottawa

MLS® #X12249120

**\$346,900**

3 Bedroom, 2.00 Bathroom,  
Single Family

7802 - Westcliffe Estates, Ottawa, Ontario

This vacation style updated townhouse is nestled in the middle of a well run community a short walk to shopping, schools, parks and many other amenities that Bells Corners is renowned for. This 3 bedroom home has been freshly painted, features updated bathrooms and kitchen, low maintenance laminate flooring throughout, modern windows, private patio over looking the park and modern lighting fixtures. The main level consists of a spacious living room with large windows. The dining room is handy to the kitchen which has a door to the side entrance with access to the patio, the perfect spot for a BBQ. The master bedroom is spacious and has a large cupboard. The second bedroom on this level is also a generous size. The full bathroom has been updated and has ceramic flooring. The third bedroom is on the lower level where you'll also find a two piece bathroom, laundry and ample storage. This bedroom could also function as a family room. Currently vacant and freshly prepared for its new owner this condo also makes a great investment option as rents in the area are quite good and offer a 5%+ cap rate. Front door to be replaced by condo corp. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12249120 |
| Price     | \$346,900 |

|            |                    |
|------------|--------------------|
| Bedrooms   | 3                  |
| Bathrooms  | 2.00               |
| Half Baths | 1                  |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5b - 5 Sonnet Crescent    |
| Subdivision | 7802 - Westcliffe Estates |
| City        | Ottawa                    |
| Province    | Ontario                   |
| Postal Code | K2H8W8                    |

### Amenities

|                |           |
|----------------|-----------|
| Parking Spaces | 1         |
| Parking        | No Garage |

### Interior

|              |                            |
|--------------|----------------------------|
| Heating      | Electric Baseboard heaters |
| Cooling      | None                       |
| # of Stories | 2                          |
| Has Basement | Yes                        |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Aluminum siding, Brick |
| Exterior Features | Landscaped             |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | CENTURY 21 GOLDLEAF REALTY INC. |
|----------------|---------------------------------|



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