

\$575,000 - 311 - 200 Lett Street, Ottawa

MLS® #X12334715

\$575,000

2 Bedroom, 1.00 Bathroom,
Single Family

4204 - West Centre Town, Ottawa, Ontario

Outsmart the crowd! This contemporary condo is by far the best value per square foot in a two-bedroom unit at Lebreton Flats. Check the facts and compare - 100 to 150 square feet larger than any two-bedroom unit under \$700K and priced lower than any in recent history. Defining the Ottawa urban lifestyle, crafted into nature amidst NCC bike paths, the Canadian War Museum, Indigenous parkland, short walks to Parliament, Little Italy, Chinatown and the Ottawa River. This contemporary Lebreton Flats two-bedroom condominium offers 1,020 square feet of comfortable living. Outsmart the crowd! When you head out to another part of town via LRT access at Pimisi Station two-minutes' walk away, leave your vehicle charging in your heated underground garage parking spot. Installed in late 2024 your personal EV Charger is ready for your future if you're not electric yet. The ECO vibe goes further with a secure bicycle room in this LEED Silver certified building. Your new third-floor home features hardwood and tile flooring, granite counters, one of the most practical layouts in the building, and an ingenious computer nook with built-in desk to get things done out of earshot from the living room. The owners, who purchased the condo from the developer, had the unit modified to include the computer nook / den, which has proven invaluable for working from home in today's hybrid environment. Prefer a second bedroom? The infrastructure is already in place behind the walls. A truly generous



primary bedroom with a wall of closets has direct access to the bathroom which features granite counters, double sinks and plenty of elbow room. The second bedroom comes with a Murphy bed to combine additional office or media space with room for guests. Busy day behind you? Chill on the balcony and watch the sunset. Superb amenities including an exercise room, BBQ patio the Ottawa downtown skyline, car wash, and event room.

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Essential Information

Listing #	X12334715
Price	\$575,000
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	311 - 200 Lett Street
Subdivision	4204 - West Centre Town
City	Ottawa
Province	Ontario
Postal Code	K1R0A7

Amenities

Amenities	Park, Public Transit, Exercise Centre, Party Room, Sauna, Storage - Locker
Features	Elevator, Balcony, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	View, River view, City view

Interior

Appliances	Blinds, Dishwasher, Dryer, Microwave, Oven, Stove, Washer, Refrigerator
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Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Concrete
Exterior Features	Landscaped

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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