

\$325,000 - 803 - 45 Pond Mills Road, London South (south J)

MLS® #X12348342

\$325,000

2 Bedroom, 1.00 Bathroom,
Single Family

South J, London South (south J), Ontario

Welcome to Unit 803 at Rivers Edge a thoughtfully updated 2-bedroom condo offering incredible views, practical layout, and peaceful living in a well-maintained, smoke-free building. Perched on the 8th floor, this unit faces west, filling the space with natural light and offering open sunset views of the city and surrounding green space. Step inside to discover a warm, comfortable interior with stylish upgrades throughout. The kitchen has been designed for both function and flair, while fresh paint, modern light fixtures, and soft bedroom finishes create a relaxed, move-in-ready atmosphere. The updated bathroom fixtures, generous storage, and in-suite laundry add convenience to daily life. Rivers Edge residents enjoy access to a full range of amenities, including a fitness room, sauna, party/social room, outdoor BBQ area with gazebo, and plenty of visitor parking. There's even additional laundry facilities and an assigned parking space included. The quiet, well-managed building provides a calm atmosphere ideal for professionals, retirees, or anyone seeking low-maintenance living with comfort and community. Location is a standout feature. Surrounded by walking trails, the Thames River, and green space, you're also just steps from public transit, shopping, restaurants, and even a disc golf course. South River Valley Park and Vauxhall Park Baseball Diamonds are nearby for added



outdoor enjoyment. Whether you are a turn key professional downsizer, or investor, Unit 803 at Rivers Edge offers a rare opportunity to enjoy urban convenience with a connection to nature all in one of the most peaceful corners of the city. (id:6289)

Essential Information

Listing #	X12348342
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	803 - 45 Pond Mills Road
Subdivision	South J
City	London South (south J)
Province	Ontario
Postal Code	N5Z4W5

Amenities

Features	Wheelchair access, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit

Exterior

Exterior	Brick, Stucco
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Listing Details

Listing Office	REAL BROKER ONTARIO LTD
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