

# \$279,900 - 209 - 265 Poulin Avenue, Ottawa

MLS® #X12375691

**\$279,900**

1 Bedroom, 1.00 Bathroom,  
Single Family

6102 - Britannia, Ottawa, Ontario

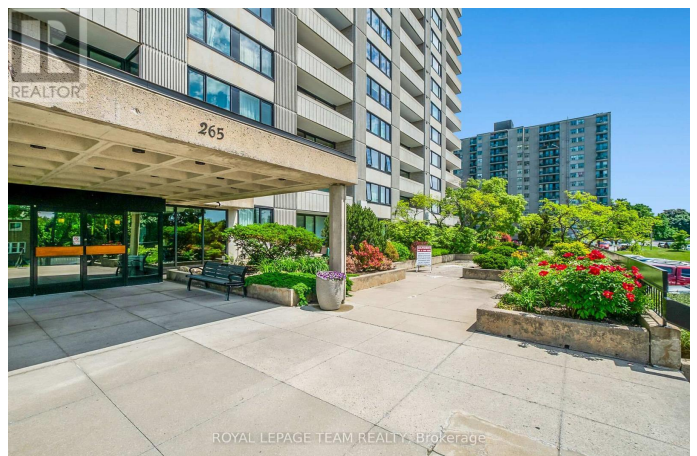
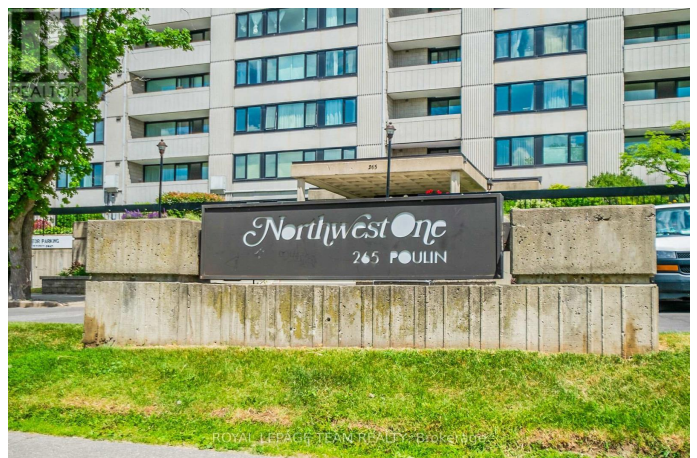
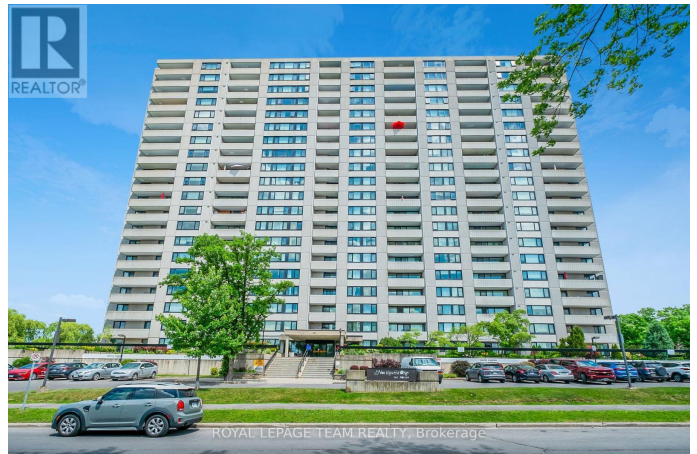
Welcome to your new home in beautiful Britannia! This inviting 1-bedroom condo offers the perfect balance of comfort and lifestyle. The open living and dining space flows to a private balcony ideal for relaxing mornings or evening gatherings. Outdoor enthusiasts will love the location, just steps from Britannia Beach, Mud Lake, and a network of scenic trails for every season. Enjoy peace of mind with heated indoor parking, brand-new windows (2021), and custom window coverings with blackout blinds for restful nights. With storage and laundry conveniently on the same floor and high-speed internet options from Rogers and Bell, this move-in ready condo checks all the boxes for a smart investment or a cozy retreat close to nature. (id:6289)

## Essential Information

|           |                    |
|-----------|--------------------|
| Listing # | X12375691          |
| Price     | \$279,900          |
| Bedrooms  | 1                  |
| Bathrooms | 1.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 209 - 265 Poulin Avenue |
| Subdivision | 6102 - Britannia        |



|             |         |
|-------------|---------|
| City        | Ottawa  |
| Province    | Ontario |
| Postal Code | K2B7Y8  |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Marina, Park, Public Transit, Ski area, Car Wash, Exercise Centre, Recreation Centre, Party Room, Storage - Locker |
| Features       | Wheelchair access, Balcony, Carpet Free                                                                            |
| Parking Spaces | 1                                                                                                                  |
| Parking        | Garage, Underground                                                                                                |
| # of Garages   | 1                                                                                                                  |
| Has Pool       | Yes                                                                                                                |
| Pool           | Indoor pool                                                                                                        |

### Interior

|            |                                                           |
|------------|-----------------------------------------------------------|
| Appliances | Garage door opener remote(s), Blinds, Stove, Refrigerator |
| Heating    | Electric Forced air                                       |
| Cooling    | Central air conditioning                                  |

### Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Concrete        |
| Foundation | Poured Concrete |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | ROYAL LEPAGE TEAM REALTY |
|----------------|--------------------------|



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Listing information last updated on October 23rd, 2025 at 10:01pm PDT