

\$608,888 - 307 - 111 Champagne Avenue S, Ottawa

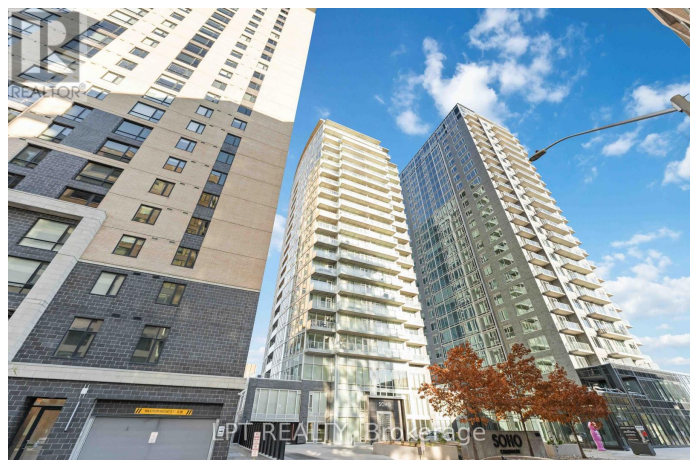
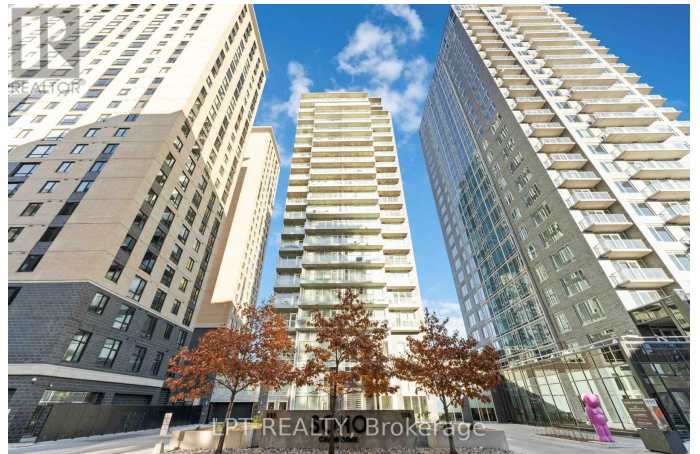
MLS® #X12379380

\$608,888

2 Bedroom, 2.00 Bathroom,
Single Family

4502 - West Centre Town, Ottawa, Ontario

Perfectly positioned for luxurious indoor-outdoor living, this exceptional home boasts breathtaking panoramic views of Dows Lake, Preston Street, and the Ottawa skyline. Just steps (literally one minute) from the Dows Lake LRT Station, a 24/7 grocery store, and a cozy coffee shop, this location offers the ultimate in convenience and lifestyle near the future site of the new Civic Hospital. Inside, the suite has been meticulously maintained and thoughtfully upgraded with wall-to-wall windows, custom blinds, a designer kitchen with quartz countertops, Euro-style appliances, and a modern electric fireplace for added ambiance. The spacious primary bedroom offers direct access to the very rare, breath-taking terrace, a generous walk-in closet, and a spa-inspired ensuite with an oversized glass shower. A second stylish bathroom also features a walk-in shower, perfect for guests or family. Enjoy premium finishes throughout, including upgraded flooring, sleek pot lighting, and full in-suite laundry. Step outside your door to find the building's amenities (BBQs and a hot tub) located just steps away on the same floor. This suite includes a premium parking spot ideally located near the secure entrance. Situated in a high-end, amenity-rich building with concierge service, full security, a fitness centre, and even an in-house movie theatre, this residence delivers upscale city living at its finest. (id:6289)



Essential Information

Listing #	X12379380
Price	\$608,888
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	307 - 111 Champagne Avenue S
Subdivision	4502 - West Centre Town
City	Ottawa
Province	Ontario
Postal Code	K1S5V3

Amenities

Amenities	Public Transit, Security/Concierge, Exercise Centre, Party Room, Separate Heating Controls, Storage - Locker
Features	Elevator
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	View, City view, Lake view
Has Pool	Yes
Pool	Outdoor pool

Interior

Appliances	Oven - Built-In, Range, Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Concrete
----------	----------

Listing Details

Listing Office	LPT REALTY
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 21st, 2025 at 7:01am PDT