

\$374,900 - 2 - 40 Prestige Circle, Ottawa

MLS® #X12382487

\$374,900

2 Bedroom, 2.00 Bathroom,
Single Family

1101 - Chatelaine Village, Ottawa, Ontario

NEW PRICE, AND OH SO AFFORDABLE!

Bright and beautifully maintained, this sun-filled corner/end unit offers an open-concept layout featuring hardwood floors throughout, a cozy gas fireplace, and in-unit laundry. The kitchen is both stylish and functional, with granite counters, stainless steel appliances, extended cabinetry, a large pantry, and a breakfast bar that's perfect for casual dining. The spacious primary bedroom includes a walk-in closet, while the generous second bedroom is ideal for guests or a home office. Enjoy peaceful surroundings backing onto a creek and steps to Petrie Island, parks, LRT, cycling paths, and more. And don't let the first floor deter you from visiting. Bright and sunny!! And if you have a dog, even better, as the walk bike path is at your doorstep. Condo fees include common area maintenance, management, water and building insurance, and snow removal, offering low-maintenance living in a nature-filled setting! Condo fee amount \$640 (water, insurance, yard maintenance, snow removal, garbage disposal) Utility costs...On average Hydro \$80/month, Water covered by fees, and gas approx \$60/month (of course, all seasonal) (id:6289)



Essential Information

Listing #	X12382487
Price	\$374,900

Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2 - 40 Prestige Circle
Subdivision	1101 - Chatelaine Village
City	Ottawa
Province	Ontario
Postal Code	K4A0W9

Amenities

Amenities	Fireplace(s)
Features	Wheelchair access, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Brick
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Listing Details

Listing Office	ROYAL LEPAGE PERFORMANCE REALTY
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