

\$269,000 - 404 - 158 A Mcarthur Avenue, Ottawa

MLS® #X12411707

\$269,000

2 Bedroom, 1.00 Bathroom,
Single Family

3404 - Vanier, Ottawa, Ontario

Sunlit Corner Unit in Chateau Vanier! This bright corner unit offers an exceptional blend of comfort, light, and livable space in the heart of Chateau Vanier. Positioned to capture southern sunlight, the unit is framed by floor-to-ceiling windows in the living room that open onto a large balcony- an extension of your living space that invites quiet mornings, container gardens, or evenings under the stars. You can design your ideal private outdoor space! Inside, the updated kitchen features ample cabinetry, and a layout that flows naturally into the dining and living areas. Soft wall-to-wall carpeting adds warmth throughout the main spaces and has just been professionally cleaned, giving the home a fresh start. Both bedrooms are spacious and filled with light, with large windows and practical closets. The updated bathroom has alluring tiling and smart storage solutions that enhance both function and style. Life at the Chateau Vanier building includes access to a wide range of amenities - a year-round indoor pool, a fitness room, party/meeting room, a relaxing sauna, visitor parking and secure underground parking. Step outside and you're within moments of the Rideau River, with pathways like the Poets Pathway winding through greenspace just beyond your door. Walk to nearby grocery stores, caf  s, parks, and transit stops with ease. The University of Ottawa, downtown, the Rideau Sports Centre, and highway access are all within close reach, offering exceptional connectivity to the rest of



the city. Dont miss out on this incredibly affordable opportunity, book your showing today! (id:6289)

Essential Information

Listing #	X12411707
Price	\$269,000
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	404 - 158 A Mcarthur Avenue
Subdivision	3404 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1L7E7

Amenities

Amenities	Public Transit, Sauna, Visitor Parking, Party Room
Features	Conservation/green belt, Balcony
Parking Spaces	1
Parking	No Garage
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Wall unit

Exterior

Exterior	Concrete
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Listing Details

Listing Office	DRIVEN REALTY INC.
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