

\$339,000 - 704 - 265 Poulin Avenue, Ottawa

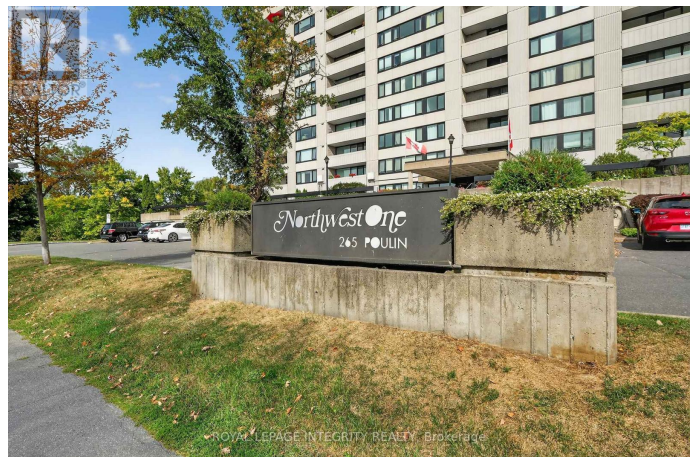
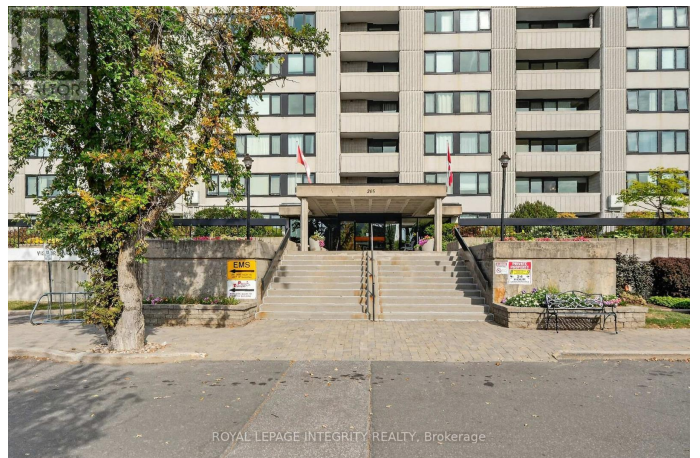
MLS® #X12413035

\$339,000

1 Bedroom, 1.00 Bathroom,
Single Family

6102 - Britannia, Ottawa, Ontario

Attention Nature Lovers: This bright updated condo is for you. With astonishing views of the Ottawa river, NCC bike paths at your door, short walk to Britannia Beach where you can catch stunning sunsets, steps to Mud lake with its well-known bird sanctuary, you will be well served. Top it off with a unique unit offering a beautiful OPEN-CONCEPT KITCHEN with sought-after QUARTZ countertops, eating bar, elegant white cabinetry and undermount lights, multiple spacious PULL-OUT DRAWERS to accommodate all your storage requirements and top of the line Stainless Steel appliances. Step inside your renovated bathroom with its convenient WALK-IN SHOWER with glass doors and tiled surround, updated vanity and ceramic floor. The Spacious bedroom with its large window offers lots of storage. Enjoy your morning coffee while appreciating the views of the river and the manicured lawns from your 20 x 6 balcony. In addition to the great outdoors, this complex offers great indoor amenities, including a large recently updated saltwater pool and sauna, workshop, a well equipped gym, library, a party/meeting room hosting many social events, billiards and table tennis rooms and convenient guest suite. You will also love the convenience of your indoor heated parking garage and on-site car wash. Ideally situated a short walk to an off-leash dog park for your furry friend (welcomed in the complex if less than 25 lbs), the popular Farm Boy store and Lincoln Field with Metro, drug stores and the soon to open LRT transit



Essential Information

Listing #	X12413035
Price	\$339,000
Bedrooms	1
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	704 - 265 Poulin Avenue
Subdivision	6102 - Britannia
City	Ottawa
Province	Ontario
Postal Code	K2B7Y8

Amenities

Amenities	Public Transit, Beach, Car Wash, Recreation Centre, Exercise Centre, Party Room, Sauna, Storage - Locker
Features	Backs on greenbelt, Conservation/green belt, Wheelchair access, Balcony, Level
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1
View	River view
Has Pool	Yes
Pool	Indoor pool

Interior

Appliances	Dishwasher, Hood Fan, Microwave, Stove, Refrigerator
Heating	Electric Baseboard heaters
Cooling	Central air conditioning
Basement	Apartment in basement

Exterior

Exterior	Concrete
Exterior Features	Landscaped

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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