

\$414,900 - 140 - 70 Edenvale Drive, Ottawa

MLS® #X12416616

\$414,900

2 Bedroom, 2.00 Bathroom,
Single Family

9001 - Kanata - Beaverbrook, Ottawa, Ontario

Welcome to your ideal first home in the desired Earl of March Secondary School district, where a prime location puts you within walking distance of top-tier schools, the library, plus a quick drive to Highway 417 and Kanata Centrum Shopping Centre. This bright and lovely 2-bedroom, 2-bathroom corner unit is bathed in natural light from both west and south exposures throughout the day. Soaring two-storey windows, enhanced with modern automatic blinds (2024), flood the space with sunlight and create an airy atmosphere. The open-concept main floor is both stylish and functional, featuring beautiful hardwood floors, fresh paint, a convenient powder room, and main-floor laundry. The lower level offers a versatile family room with a cozy gas fireplace and laminate flooring, also ideal for a home office or study area. Both bedrooms are located on this level, including a primary bedroom with a walk-in closet and direct bathroom access. Recent upgrades include new carpet on the stairs, updated lighting, AC 2021. Bedroom flooring 2021. Roof 2019. With recent upgrades, low fees, and a prime location, this move-in ready condo offers an unparalleled opportunity to own your first home. (id:6289)



Essential Information

Listing #	X12416616
Price	\$414,900

Bedrooms	2
Bathrooms	2.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	140 - 70 Edenvale Drive
Subdivision	9001 - Kanata - Beaverbrook
City	Ottawa
Province	Ontario
Postal Code	K2K3N6

Amenities

Amenities	Fireplace(s)
Features	Balcony
Parking Spaces	1
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Hood Fan, 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 INTEGRITY REALTY
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Listing information last updated on October 22nd, 2025 at 11:31pm PDT