# \$659,000 - 304 - 310 Crichton Street, Ottawa

MLS® #X12424102

## \$659,000

2 Bedroom, 2.00 Bathroom, Single Family

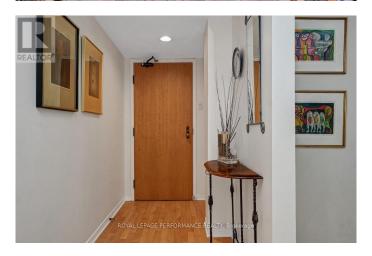
3302 - Lindenlea, Ottawa, Ontario

Ideally located across the street from the NCC Park, the Rideau River and steps to Beechwood Avenue in the historical district of New Edinburgh, this turn-key 1322 sq.ft 2bed+den/2bath condominium is the perfect fit for the walkable rightsizer who wants a livable apartment, a functional L-Shape floor-plan, in a low-rise intimate concrete brick building, with timeless finishes, large living spaces and lovely west views of the courtyard and greenspace across the street. Warm and inviting front foyer. Bright and airy open-concept main living area with hardwood floors, wall-to-wall west-facing windows, custom built-ins with recessed lighting, cozy wood burning fireplace, and patio door leading to oversized covered balcony with stunning sight-lines. Lovely den alcove perfect solution for the home office with built-in desk and storage. Renovated eat-in kitchen with timeless cabinetry, ceramic backsplash, and tons of storage and counter space. Spacious primary bedroom with south exposure, wall-to-wall closets with custom shelving solutions, and an updated 3-piece ensuite with glass enclosed walk-in shower and oversized vanity with stone countertops.

Well-proportioned secondary bedroom.
Renovated second full bathroom with soaker tub with ceramic tile surround and large vanity.
Practical laundry room with extra storage.
Multiple closets in hallways for all storage needs. Central A/C. 1 underground parking with direct access to storage locker. Pet







friendly building. Leave the car at home, take a stroll along the River, spoil your dog at Stanley Park, walk down Beechwood Avenue where there's an abundance of local shops, restaurant and tasteful retail options, go for a bike ride onto Ottawa's expansive bicycle path network, and then come home to your quiet abode. (id:6289)

#### **Essential Information**

Listing # X12424102

Price \$659,000

Bedrooms 2

Bathrooms 2.00

Type Single Family

Sub-Type Condominium/Strata

## **Community Information**

Address 304 - 310 Crichton Street

Subdivision 3302 - Lindenlea

City Ottawa
Province Ontario
Postal Code K1M1W5

#### **Amenities**

Amenities Public Transit, Visitor Parking, Fireplace(s), Separate Electricity Meters,

Storage - Locker

Features Flat site, Elevator, Balcony, In suite Laundry

Parking Spaces 1

Parking Garage, Inside Entry, Underground

# of Garages 1

#### Interior

Appliances Garage door opener remote(s), Dishwasher, Dryer, Microwave, Stove,

Washer, Window Coverings, Refrigerator

Heating Electric Baseboard heaters

Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 1

## **Exterior**

Exterior Brick

Foundation Poured Concrete

# **Listing Details**

Listing Office ROYAL LEPAGE PERFORMANCE REALTY





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