

\$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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