

# \$899,900 - 4 - 74 Somerset Street W, Ottawa

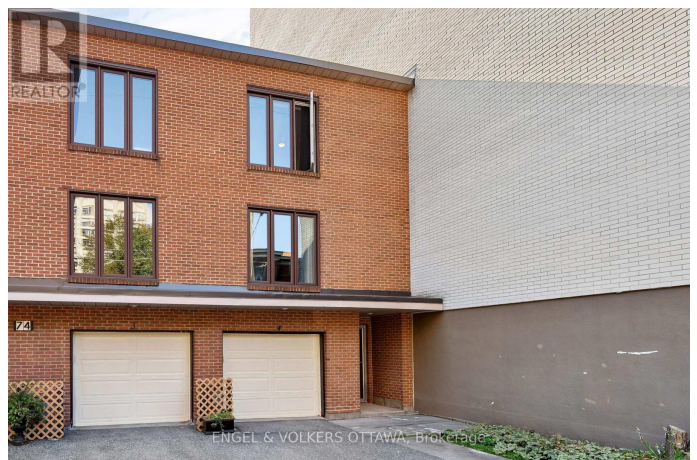
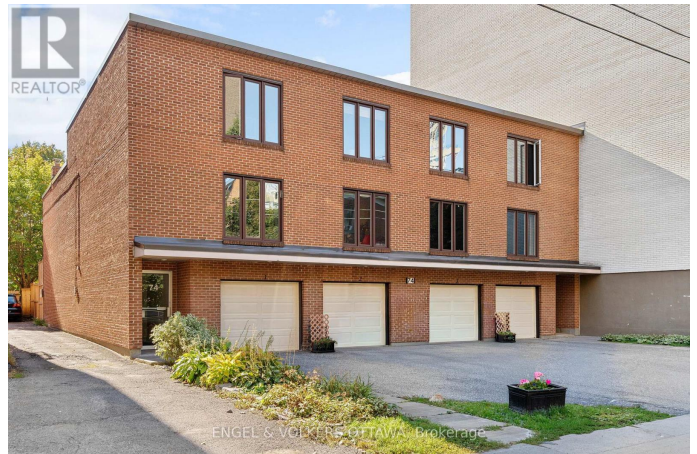
MLS® #X12445536

**\$899,900**

3 Bedroom, 3.00 Bathroom,  
Single Family

4104 - Ottawa Centre/Golden Triangle,  
Ottawa, Ontario

Urban Living in the Golden Triangle! Move right into this amazingly large, sun filled townhome that feels like a house. Approx. 2500 sq. ft. of living space unfolds across sun-filled rooms, high ceilings, and beautiful Brazilian hardwood floors warming the rooms. The flowing layout balances formal and casual living, from the fireplace warmed, elegant living-dining room with custom built-ins and gas fireplace, to the open-concept redone kitchen and family room leading to a newly redesigned south-facing Deck 13.9 x 10.6 Terrace 13.9 x 11.5. The kitchen design cleverly incorporates a granite topped table that extends from the counters of the kitchen that invites you to sit and partake in a meal. Exceptional storage and cooking space. Upstairs, the private and spacious principal suite offers a serene retreat with full ensuite and lots and lots of cupboard space, while a separate wing provides two additional bedrooms and a full bath. The lower level adds versatile space for a rec room, home office, or guest suite with a 2pc bathroom and laundry. Extremely hard to find in the urban cores is the large, private garage that accesses right to the unit (20.10x 11.5). Additionally there is room for lots of storage. A rare combination of great space, natural light and a prime location this home offers the best of Ottawa's urban lifestyle. With a Bike Score of 99 and Walk Score of 98 (Walker's Paradise), this residence defines convenience and lifestyle.



Steps from the Rideau Canal, Elgin Street restaurants and caf  s, Farm Boy, the best book shop Perfect Books, the NAC, Lisgar Collegiate, and Parliament Hill, everything you need is at your doorstep including the LRT (easy access to the train station) and footbridge to the University of Ottawa. Self managed condo with only 4 units. Pets are allowed. CCC170 Fee \$497.00 average per month. Paid 2 times a year see realtor remarks. (id:6289)

### Essential Information

|            |                    |
|------------|--------------------|
| Listing #  | X12445536          |
| Price      | \$899,900          |
| Bedrooms   | 3                  |
| Bathrooms  | 3.00               |
| Half Baths | 1                  |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 4 - 74 Somerset Street W             |
| Subdivision | 4104 - Ottawa Centre/Golden Triangle |
| City        | Ottawa                               |
| Province    | Ontario                              |
| Postal Code | K2P0H5                               |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Park, Schools, Public Transit, Fireplace(s), Separate Heating Controls, Separate Electricity Meters, Storage - Locker |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Attached Garage, Garage, Inside Entry                                                                                 |
| # of Garages   | 2                                                                                                                     |

### Interior

|            |                                                                                                                                                                 |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Garage door opener remote(s), Water Heater, Intercom, Dishwasher, Dryer, Garage door opener, Hood Fan, Microwave, Stove, Washer, Window Coverings, Refrigerator |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                               |
|-----------------|-------------------------------|
| Heating         | Natural gas Baseboard heaters |
| Cooling         | Central air conditioning      |
| Fireplace       | Yes                           |
| # of Fireplaces | 2                             |
| # of Stories    | 3                             |
| Has Basement    | Yes                           |

## Exterior

|          |       |
|----------|-------|
| Exterior | Brick |
|----------|-------|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ENGEL & VOLKERS OTTAWA |
|----------------|------------------------|



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Listing information last updated on October 23rd, 2025 at 6:31am PDT