

# \$319,900 - 118 - 260 Brittany Drive, Ottawa

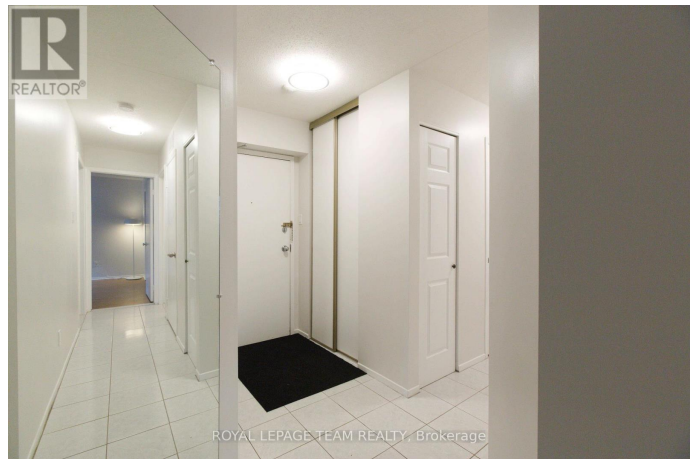
MLS® #X12457863

**\$319,900**

2 Bedroom, 1.00 Bathroom,  
Single Family

3103 - Viscount Alexander Park, Ottawa,  
Ontario

Bright and functional, this 2-bedroom, 1-bathroom condo offers abundant natural light and a versatile layout, making it an excellent opportunity for investors seeking a cash-flow positive rental or buyers looking to customize their own home. The unit features laminate flooring throughout the living, dining, and bedroom areas, a galley kitchen with ample cabinets and counter space, in-unit laundry, and a spacious primary bedroom with a walk-in closet. Large windows and a patio door to the covered terrace provide peaceful views of the beautifully landscaped grounds. Included is one exclusive-use parking spot (#143) near the entrance, and the condo is conveniently located near public transit, Montfort Hospital, St. Laurent Shopping Centre, and just minutes from downtown Ottawa. Residents enjoy resort-style amenities, including indoor and outdoor pools, tennis and pickleball courts, squash/racket courts, a gym, sauna, party room, scenic pond, and park-like grounds with private security. With strong rental potential, flexible living space, and an unbeatable location, this condo offers comfort, convenience, and a vibrant lifestyle. The photos shown are from prior to the tenant moving in. Tenants are month-to-month. (id:6289)



## Essential Information

Listing #	X12457863
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	118 - 260 Brittany Drive
Subdivision	3103 - Viscount Alexander Park
City	Ottawa
Province	Ontario
Postal Code	K1K4M2

### Amenities

Features	Carpet Free, In suite Laundry
Parking Spaces	1
Parking	No Garage

### Interior

Appliances	Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Baseboard heaters

### Exterior

Exterior	Brick, Aluminum siding
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### Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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