

\$489,900 - 1105 - 100 Roger Guindon Avenue, Ottawa

MLS® #X12475091

\$489,900

2 Bedroom, 2.00 Bathroom,
Single Family

3602 - Riverview Park, Ottawa, Ontario

Welcome to L'Avantage Suites, where location meets lifestyle. Perfectly perched on the 11th floor, this spacious Balsam model offers 958 square feet of bright, well-designed living space in one of the most sought-after locations for medical professionals, students, and savvy investors alike. Just steps from the General Hospital, CHEO, and the Ottawa Medical School, this is city living made easy... whether you're walking to your shift, heading to class, or looking to invest in a stress-free rental opportunity. The unit features a smart and functional layout, with two bedrooms and two full bathrooms, including a walk-in shower in the primary ensuite. The open-concept living and dining area is flooded with natural light thanks to the units elevated position and large windows... perfect for cozy mornings or catching the evening sun! The kitchen is modern and practical with all five appliances included, and the in-unit laundry, private balcony, and underground parking tick all the must-have boxes. With a layout that maximizes space and comfort, this condo offers both style and functionality. Whether you're planning to move in or rent out, this is an opportunity in a quiet, secure building with unbeatable convenience... plus access to the U-Ottawa shuttle, parks, shopping at Trainyards, and transit just minutes away! This is the easy choice for your next move. Call today... you'll be glad you did! (id:6289)



Essential Information

Listing #	X12475091
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1105 - 100 Roger Guindon Avenue
Subdivision	3602 - Riverview Park
City	Ottawa
Province	Ontario
Postal Code	K1G3Z7

Amenities

Amenities	Storage - Locker
Features	Balcony, In suite Laundry
Parking Spaces	1
Parking	Garage, Underground
# of Garages	1

Interior

Appliances	Blinds, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	Brick, Stone
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Listing Details

Listing Office	COLDWELL BANKER SARAZEN REALTY
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