



**\$475,000**

**100 ROGER GUINDON AVE, OTTAWA, ON K1G 3Z7, CANADA**

<https://www.gtarealestates.com>

Welcome to this bright and modern 2-bedroom, 2-bathroom unit, ideally located in Ottawa’s highly sought-after medical and academic hub. This well-designed suite features a functional open-concept layout, complemented by a desirable southwest exposure with open views, filling the space with abundant natural light and offering beautiful sunsets. Enjoy carpet-free living with new laminate flooring installed...

- 2 beds
- 2 baths
- Single Family
- Single Family
- 900 - 999 sq ft



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## Rooms & Units Descr

**UnitNumber:** 605

**RoomLevel1:** Main level

**RoomWidth1:** 3.04

**RoomType2:** Kitchen

**RoomLength2:** 3.12

**RoomDimensions2:** 3.12 m X 2.56 m

**RoomLevel3:** Main level

**RoomWidth3:** 3.04

**RoomType4:** Bedroom

**RoomLength4:** 2.76

**RoomDimensions4:** 2.76 m X 2.74 m

**RoomLevel5:** Main level

**RoomWidth5:** 1.42

**RoomType1:** Living room

**RoomLength1:** 6.17

**RoomDimensions1:** 6.17 m X 3.04 m

**RoomLevel2:** Main level

**RoomWidth2:** 2.56

**RoomType3:** Primary Bedroom

**RoomLength3:** 3.35

**RoomDimensions3:** 3.35 m X 3.04 m

**RoomLevel4:** Main level

**RoomWidth4:** 2.74

**RoomType5:** Utility room

**RoomLength5:** 2.03

**RoomDimensions5:** 2.03 m X 1.42 m

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## Location Details

**City:** Ottawa

**Province:** Ontario

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## Property Details

**SubdivisionName:** 3602 - Riverview Park

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## Property Features



**CommunityFeatures:** Pets Allowed With Restrictions,Community Centre

**Heating:** Heat Pump

**HeatingFuel:** Electric

**CoolingYN:** False

**ParkingTotal:** 1

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** False

**CarportYN:** False

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

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## Miscellaneous

**AssociationFeeFrequency:** Monthly

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## Courtesy of

**OfficeName:** RE/MAX EXCEL REALTY LTD.

**Office ID:** 257504

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 1

**Heating:** Heat Pump

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## Amenities & Features

**Waterfront available:** No **OpenParkingYN:** No

**AttachedGarageYN:** No **GarageYN:** Yes

**CarportYN:** No

**PoolYN:** No

**CoolingYN:** No

**CommunityFeatures:** Pets Allowed With Restrictions, Community Centre

