

# \$329,800 - 310-b - 7 Marquette Avenue, Ottawa

MLS® #X12362044

**\$329,800**

0 Bedroom, 1.00 Bathroom,  
Single Family

3402 - Vanier, Ottawa, Ontario

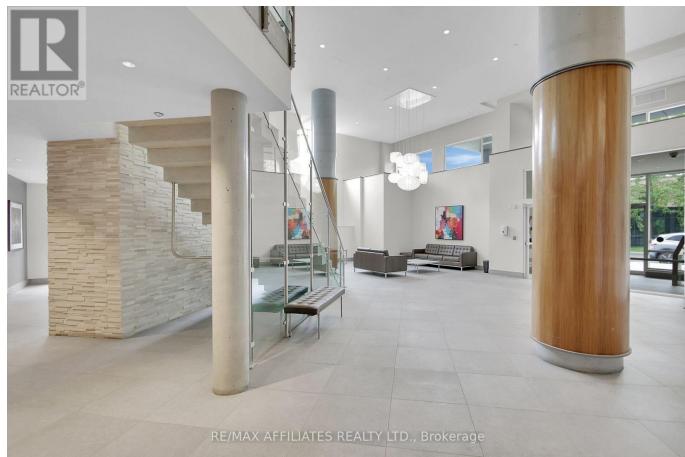
Welcome to The Kavanaugh. Located in Beachwood Village just minutes from the Market, Foreign Affairs and Parliament Hill this is an amazing location. Public transit at the door, guest suite in the building as well as a gym, rooftop patio, library and party room. This studio apartment is ready for a new owner. Built in Murphy Bed with closets and storage, kitchen has microwave hood fan, gas cooktop and dishwasher. Combo washer/dryer unit is included. Good sized 3 pc bathroom with large shower. Large balcony is accessed from the Livingroom and has a natural gas hookup for BBQ. Owned underground parking space with EV charger. Shopping including groceries is close by as well as many coffee shops and restaurants. Ideal for live in or as an investment. Status certificate on file (id:6289)

## Essential Information

|            |                    |
|------------|--------------------|
| Listings # | X12362044          |
| Price      | \$329,800          |
| Bathrooms  | 1.00               |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 310-b - 7 Marquette Avenue |
| Subdivision | 3402 - Vanier              |
| City        | Ottawa                     |



|             |         |
|-------------|---------|
| Province    | Ontario |
| Postal Code | K1L8A7  |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Public Transit, Exercise Centre, Party Room      |
| Features       | Elevator, Balcony, Carpet Free, In suite Laundry |
| Parking Spaces | 1                                                |
| Parking        | Covered, Garage, Underground                     |
| # of Garages   | 1                                                |

## Interior

|            |                                                                                                      |
|------------|------------------------------------------------------------------------------------------------------|
| Appliances | Oven - Built-In, Range, Cooktop, Dishwasher, Dryer, Cooktop - Gas, Hood Fan, Microwave, Oven, Washer |
| Heating    | Electric, Natural gas Heat Pump, Not known                                                           |
| Cooling    | Central air conditioning                                                                             |

## Exterior

|            |                 |
|------------|-----------------|
| Exterior   | Concrete        |
| Foundation | Poured Concrete |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX AFFILIATES REALTY LTD. |
|----------------|-------------------------------|



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