

# \$345,000 - 2 - 193 Bourdeau Boulevard, The Nation

MLS® #X12383915

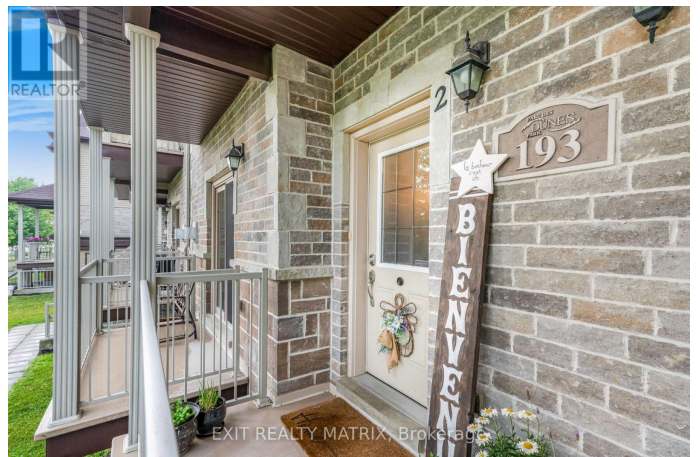
**\$345,000**

2 Bedroom, 1.00 Bathroom,  
Single Family

616 - Limoges, The Nation, Ontario

Welcome to this stunning 2-bedroom, 1-bath condo in the heart of Limoges, an ideal opportunity for first-time buyers or downsizers seeking style, space, and convenience.

Located on the convenient second level, this unit offers easy access with the added bonus of enhanced privacy and an abundance of natural light. Just 30 minutes from downtown Ottawa, this beautifully maintained home is completely carpet-free, featuring gleaming hardwood floors and a spacious, open-concept layout with 1 designated parking spot and ample visitor parking. The bright living room boasts a cozy fireplace and sliding doors to a private balcony, creating a sun-soaked space perfect for relaxing or entertaining. The adjacent dining area flows into the large kitchen, complete with a sit-at island ideal for casual meals or hosting. You'll love the main floor in-unit laundry and the spa-like 4-piece bathroom with a stand-up shower and relaxing corner tub. Both bedrooms are generously sized, including a gorgeous primary suite with an oversized walk-in closet that feels like your own private retreat. Just minutes from schools, parks, scenic trails, Calypso Waterpark, ATV routes, and more this move-in-ready gem blends comfort, lifestyle, and location seamlessly. Don't miss out! (id:6289)



## Essential Information

Listing #                      X12383915

|           |                    |
|-----------|--------------------|
| Price     | \$345,000          |
| Bedrooms  | 2                  |
| Bathrooms | 1.00               |
| Type      | Single Family      |
| Sub-Type  | Condominium/Strata |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2 - 193 Bourdeau Boulevard |
| Subdivision | 616 - Limoges              |
| City        | The Nation                 |
| Province    | Ontario                    |
| Postal Code | K0A2M0                     |

### Amenities

|                |                      |
|----------------|----------------------|
| Features       | Balcony, Carpet Free |
| Parking Spaces | 1                    |
| Parking        | No Garage            |

### Interior

|            |                                                                                          |
|------------|------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Stove, Water Heater - Tankless, Washer, Water Treatment, Refrigerator |
| Heating    | Natural gas Forced air                                                                   |
| Cooling    | Central air conditioning                                                                 |
| Fireplace  | Yes                                                                                      |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Brick, Vinyl siding |
|----------|---------------------|

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | EXIT REALTY MATRIX |
|----------------|--------------------|



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