

\$568,000 - 111f - 250 Fountain Place, Ottawa

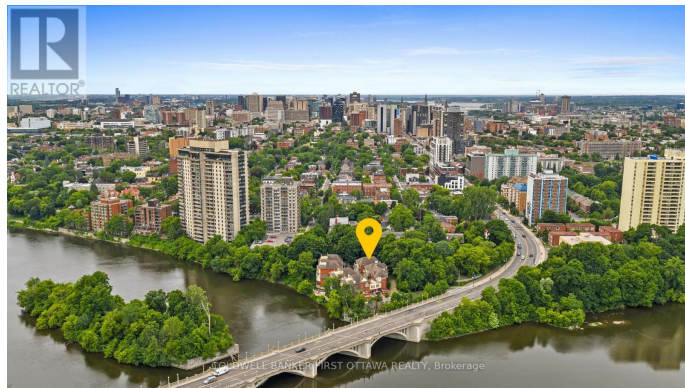
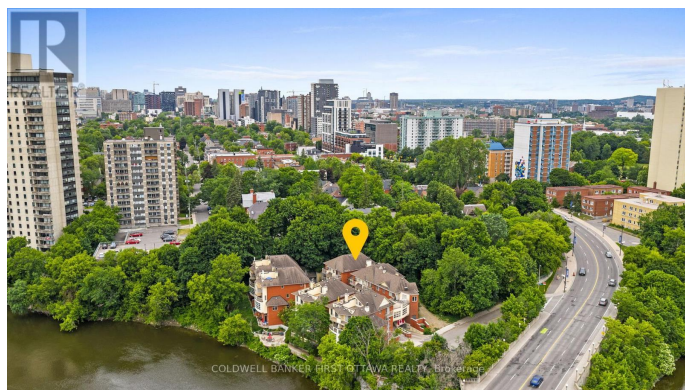
MLS® #X12467841

\$568,000

2 Bedroom, 3.00 Bathroom,
Single Family

4003 - Sandy Hill, Ottawa, Ontario

Welcome to The River Villa on Fountain! This stylish & spacious 1,401 sq ft 2 lvl condo is nestled in a Mediterranean-inspired courtyard, just steps from Rideau River. This unique, upper lvl unit offers privacy & charm w/ a semi-private entrance shared by only one neighbour & access to the beautifully updated (2024) communal courtyard, feat. new planters, upgraded drainage membrane, garage ceiling & custom fountain (on order). Ideal for outdoor enthusiasts, enjoy direct river access via the courtyard, perfect for kayaking, paddle boarding or relaxing by the water. Walk, run or cycle the nearby trails that connect to paths throughout the city. Inside, this well-maintained condo unit has been professionally painted (2025) & updated w/ luxury vinyl plank flooring on both levels (2020), LED lighting (2025) & front-entry privacy film (2025). The tiled foyer leads to a 2pc powder room & opens into a massive living/dining area w/ wood-burning fireplace, oversized windows overlooking trees/shrubs & no rear neighbours. The bright kitchen offers laminate counters, white upper/lower cabinets & access to a main lvl patio w/ room for seating and enjoying morning coffee & evening cocktails. Appliances incl.: Jenn-Air dishwasher, Whirlpool stove, GE fridge. A closet w/ wooden doors houses the Broan furnace & Rheem HWT. Second level, the spacious primary bed boasts 2 double closets, a 4pc ensuite w/ dual vanity, whirlpool tub & private toilet cubby, plus a walkout to a private



deck w/ tranquil courtyard & river views. The 2nd bed w/ double closet is perfect for guests or a home office. The 3pc main bath incl. a tile surround shower & pedestal sink. Whirlpool stacked washer/dryer in hall w/ nearby linen closet for convenience. Walkable to UOttawa, ByWard Market, RCMP, Global Affairs, Strathcona Park, Rideau Sports Centre, Farm Boy, Metro, Loblaws, Shawarma Palace & more. Right on the Rideau River, a rare find offering character, lifestyle & location. A true Gem in heart of Ottawa! (id:6289)

Essential Information

Listing #	X12467841
Price	\$568,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	111f - 250 Fountain Place
Subdivision	4003 - Sandy Hill
City	Ottawa
Province	Ontario
Postal Code	K1N9N7

Amenities

Amenities	Park, Public Transit, Fireplace(s), Storage - Locker
Features	Cul-de-sac, Balcony, Carpet Free, In suite Laundry
Parking Spaces	1
Parking	Garage, Inside Entry, Underground
# of Garages	1
View	City view, River view
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Heater, Blinds, Dishwasher, Dryer, Freezer, Garage door opener, Hood Fan, Stove, Washer, Refrigerator
Heating	Electric Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Exterior

Exterior	Brick, Stucco
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office COLDWELL BANKER FIRST OTTAWA REALTY



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Listing information last updated on November 2nd, 2025 at 10:46pm EST