

# \$2,800 - A - 43 Clarendon Avenue, Ottawa

MLS® #X12482536

**\$2,800**

3 Bedroom, 1.00 Bathroom,  
Multi-family on 0.00 Acres

4303 - Ottawa West, Ottawa, Ontario

An incredibly spacious unit on one of Wellington Village's most sought-after streets. Occupying the 2nd and 3rd floor, this renovated three bedroom upper unit with private driveway, private entrance, and dedicated outdoor terrace space has plenty of square footage. The kitchen is clean and updated with stainless appliances and big enough to have an eating area. Two flex rooms off the kitchen can be your living room and dining/office/den. You will not be disappointed with the space here. Plenty of additional storage in the two-level entrance for outdoor equipment and clothing. A second separate entrance/exit at the rear and lots of light from ample windows in every room. There's also a large backyard with a private exclusive-use patio. Forced air heating and central A/C. In unit laundry. A perfect fit for the work from home employee. Close to Civic Hospital, Tunney's Pasture, and light rail. Also located in a prime school catchment. Live comfortably and quietly in this character residence with true outdoor living space, and all of the amenities right at your door. 93 Walk Score. 100 Bike Score. Available immediately. (id:6289)



## Essential Information

|           |           |
|-----------|-----------|
| Listing # | X12482536 |
| Price     | \$2,800   |

|           |              |
|-----------|--------------|
| Bedrooms  | 3            |
| Bathrooms | 1.00         |
| Acres     | 0.00         |
| Type      | Multi-family |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | A - 43 Clarendon Avenue |
| Subdivision | 4303 - Ottawa West      |
| City        | Ottawa                  |
| Province    | Ontario                 |
| Postal Code | K1Y0P3                  |

### Amenities

|                |                           |
|----------------|---------------------------|
| Utilities      | Cable, Electricity, Sewer |
| Parking Spaces | 2                         |
| Parking        | No Garage                 |

### Interior

|              |                                                          |
|--------------|----------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator |
| Heating      | Natural gas Forced air                                   |
| Cooling      | Central air conditioning                                 |
| # of Stories | 2                                                        |

### Exterior

|                 |            |
|-----------------|------------|
| Exterior        | Brick      |
| Lot Description | 50 x 96 FT |
| Foundation      | Brick      |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ENGEL & VOLKERS OTTAWA |
|----------------|------------------------|



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