

530 LAURIER AVENUE W

#809

Ottawa, Ontario K1R 7T1

MLS®: 1420687



\$359,900

New Listing

Active

Style of Dwelling **Apartment**
Bedrs
Total **1**

Type of Dwelling **One Level**
Baths
Total **1**

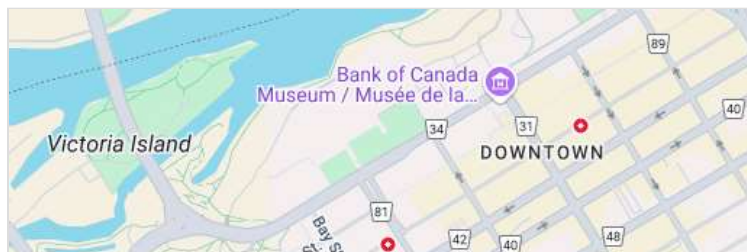


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This stylish one-bedroom condo offers a perfect blend of modern updates and breathtaking natural beauty. With panoramic views of the Ottawa River and the stunning Gatineau Hills beyond, it provides a perfect blend of modern updates and location. As you step inside, you are greeted by an open-concept living space bathed in natural light, thanks to floor-to-ceiling windows and a reflective ceiling. The spacious living area is perfect for entertaining or simply relaxing while enjoying the backdrop of the Ottawa River and distant mountains. The bedroom has

Notes for you and your agent

Notes for, and from, your contacts appear here when viewing this listing in a contact's results.



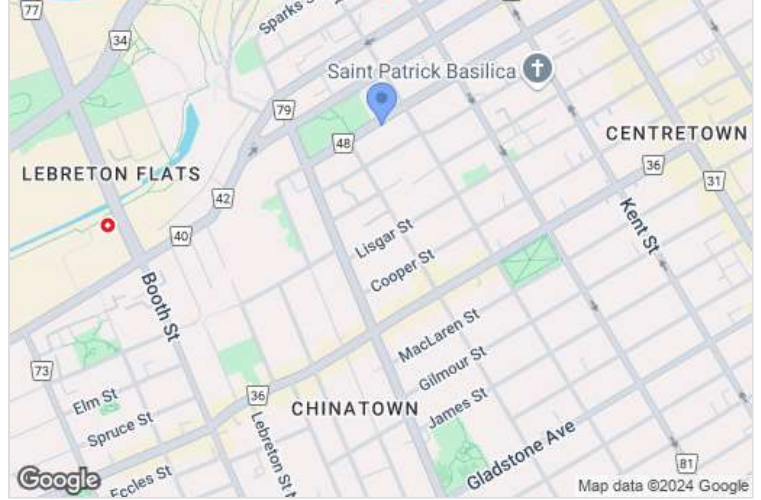
generous closet space and lovely views. The modern bathroom boasts elegant finishes, including a sleek vanity and a luxurious shower, providing a spa-like experience. Additional features of this condo include a fitness center, an indoor pool and a large shared lounge area. With secure underground parking and a prime location, you are just steps away from Ottawa's finest dining, shopping, and attractions. 24 hr irrevocable on offers.

About 530 LAURIER, Ottawa, Ontario K1R 7T1

Directions: Bronson Ave north to Laurier. Right on, Laurier. There are a few visitor spaces, but you may have to plan for parking on Gloucester St. or Percy St. due to some short-term construction on Laurier. There is usually parking on Laurier

General Description

Status	Active
ML Number	1420687
Property Sub Type	Condominium
District/Neighborhood #	4102- Ottawa Centre
Municipality	Ottawa
Fronting On	North
Zoning Code City Of Ottawa	RESIDENTIAL - Residential Fifth Density (R5)
Zoning Designation	R5Q H(64)
Legal Description	UNIT 9, LEVEL 8, CARLETON CONDOMINIUM PLAN NO. 165 ; LT 6 AND PT LTS 7 & 8 S/S LAURIER AV, LT 6 AND PT LTS 7, 8 & 9 N/S GLOUCESTER ST, PL 2996, PTS 2, 3, 4, 6, 7, 8, 9, 10, 12, 13 & 14 4R2055; EXCEPT PTS 1 & 7 4R2112, AS IN SCHEDULE 'A' OF DECLARATION LT211424 ; OTTAWA SUBJECT TO AN EASEMENT IN GROSS OVER PART OF THE COMMON ELEMENTS OF CARLETON CONDOMINIUM PLAN NO



Interior Features

Style of Dwelling	Apartment
Type of Dwelling	One Level
Bedrs Total	1
Bedrs Above Grade	1
Bedrs Below Grade	0
Baths Total	1
Baths Full	1
Baths Partial	0
Ensuite Baths	0
Basement Description	Common, Full
Basement Dev	Partly Finished, Unfinished
Floor Coverings	Laminate, Tile
Appliances Included	Dishwasher, Intercom, Microwave/Hood Fan, Refrigerator, Stove

Rooms

Living/Dining 17'6" x 11'6"	Level Main
Kitchen 14'8" x 8'6"	Level Main
Primary Bedrm 12'1" x 10'0"	Level Main
Full Bath 8'0" x 5'0"	Level Main

Exterior / Construction

Year Built	1978
Age Description	Approx
Parking Description	1 Underground
Number of Garage Spaces	1
Number of Covered Spaces	0
Total Parking	1
Exterior Finish	Concrete
Foundation	Poured Concrete
Features	Auto Garage Door Opener

Equipment Included	Furnished, Intercom, Window Blinds
Site Influences	Balcony, Elevator, Exercise Room, Indoor Pool, Mountainview, Riverview
Neighbourhood Influences	Deeded Recreation Facilities, Public Transit Nearby, Shopping Nearby, Water Nearby
Rental Equipment	None

Utility Information

Heat Description	Baseboard
Heating Fuel	Electricity
Air Conditioning Description	Central
Water Supply	Municipal
Sewer Type	Sewer Connected

Condo Information

Title Form	Condominium
Condo Corporation Number	165
Condo Fee	606.16
Condo Fee Includes	Air Conditioning, Building Insurance, General Maintenance and Repair, Heat, Hydro, Insurance, Management Fee, Snow Removal, Water/Sewer
Condo Fee Frequency	Monthly
Condo Amenities Included	Balcony, Elevator, Exercise Centre, Indoor Pool, Intercom, Laundry, Multi Use Room
Special Assessment	No
Management Company	Apollo Property Management
Management Phone Number	613-225-7969
Laundry Facilities	Shared
Storage Included In List Price	No

AN LIST PRICE

Parking Included Yes

Financial Information

Property Taxes \$2,339

**Property Tax
Year** 2024

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