

333 ST. ANDREW ST.



BEDROOMS

3



BATHROOMS

2



PARKING

3



Located in the vibrant Lowertown neighbourhood and just steps away from the Rideau River, this three-storey freehold townhome perfectly delivers a rare urban-nature balance.

The family room on the first level offers potential to become a sizable home office, den, or bedroom. A three piece bathroom, laundry and storage closet are also found on the first floor. Ascend to the main living area on the second level and immediately feel right at home. Abundant natural light, hardwood floors, and a wood-burning fireplace maintain a cozy and welcoming atmosphere.

Curl up with a book or tend to your indoor plants in the sunny south-facing sunroom. The bright kitchen is outfitted with sparkling stainless steel appliances and granite countertops. Grab a bite at the breakfast bar counter, or sit down with family and friends for a meal in the spacious dining room area.

On the third level, find three sunny bedrooms, a full bathroom with double sinks, and closets for storage. Being adjacent to Boudreau Park, the Rideau River Pathway, and close to Gatineau, while also walkable to ByWard Market, this home sits in an enviable and sought-after location.



DIMENSIONS

living room	14'3" x 13'4"
dining room	13'4' x 11'1"
kitchen	13' x 8'9"
sunroom	13'11" x 8'5"
primary bedroom	14'2" x 11'7"
bedroom	14'1" x 9'9"
bedroom	9'3" x 7'7"
full bathroom	9'9" x 5'
family room	14'1" x 12'1"
3 piece bathroom	7'5" x 6'11"
laundry/storage	8'1" x 6'9"

PROPERTY TAXES

\$ 6,268.70 - 2023

RENTAL EQUIPMENT

hot water tank: \$204/annually

INCLUSIONS

fridge, stove, hood fan, washer, dryer, dishwasher, alarm system, central vacuum

EXCLUSIONS

tenant's belongings

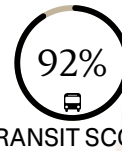


THE AREA

Lowertown



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Nestled in the heart of Canada's capital city, Lowertown is a vibrant and historic neighbourhood known for its unique charm and abundant amenities. Boasting a rich tapestry of culture, community and convenience, it is one of Ottawa's most sought-after neighbourhoods.

Populated by a diverse range of housing options, Lowertown is made up of heritage homes, low rise apartments and condos, townhomes and new build detached homes.

Situated just steps away from downtown Ottawa, residents enjoy easy access to attractions including Parliament Hill, the National Gallery of Canada, the lively ByWard Market and a close proximity to Gatineau. From cozy cafes and trendy boutiques to lush parks and recreational facilities, there's no shortage of activities and entertainment.



SCHOOLS

- YORK STREET P.S.
- L'É.É.P. DE LA SALLE
- L'É.S.C. SAINTE-ANNE
- LISGAR C.I.
- IMMACULATA H.S.



RESTAURANTS

- EL TACO DE ORO
- CHEZ LUCIEN
- THE KING EDDY
- CHAMPA THAI CUISINE
- LONE STAR TEXAS GRILL
- TAVERN ON THE FALLS



ATTRACTIONS

- BORDELEAU PARK
- STANLEY PARK
- NATIONAL GALLERY OF CANADA
- MAJOR'S HILL PARK
- CF RIDEAU CENTRE