

509-530 DE MAZENOD AVE.



BEDROOMS

2



BATHROOMS

2



PARKING

1

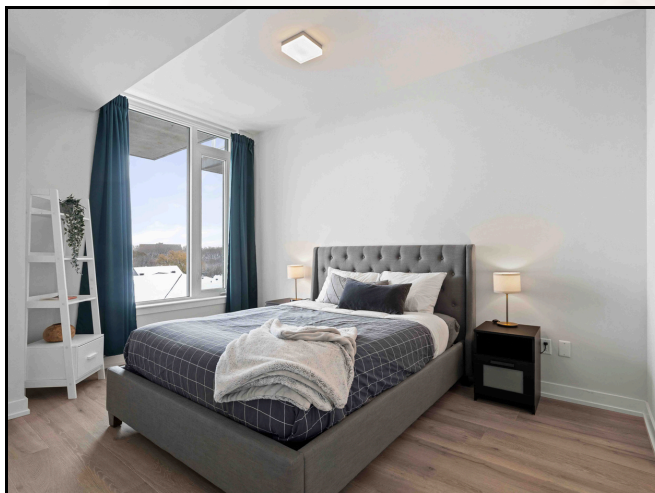


Experience refined urban living in this fully furnished two bedroom, two bath condo at River Terrace I in Greystone Village, offering approximately 880 square feet of modern space. The open-concept layout is enhanced by engineered hardwood floors, expansive windows and a private balcony with a gas hookup, creating a bright and welcoming home that blends city convenience with natural serenity.

The kitchen features quartz countertops, soft-close cabinetry and stainless steel appliances. Both bedrooms are filled with natural light and offer ample closet space, while in-suite laundry and central air ensure comfort and ease.

As a resident, you will have access to exceptional building amenities including a fitness centre, party and social rooms, guest suite, secure bike and kayak storage and underground parking. Although the unit includes one parking spot, you can leave the car at home and enjoy a short walk to the nearby dining and shops on Main Street, Elgin Street and in The Glebe. Steps from the Rideau Canal, Rideau River Nature Trail and Brantwood Park's seasonal boat launch, this location is ideal for enjoying year-round outdoor activities like cross-country skiing.

Quick access to public transit and the 417 highway makes commuting effortless. Greystone Village is recognized for its LEED standards in neighbourhood development and sustainability and is the perfect place for any modern urbanite seeking a vibrant city lifestyle in a tranquil setting.



DIMENSIONS

living room	11'8" x 9'11"
kitchen	9'9" x 9'
bedroom	13'1" x 9'10"
3 pc ensuite	6'10" x 5'2"
bedroom	9'10" x 9'4"
full bathroom	6'8" x 5'7"

PARKING

#32 on level P2

INCLUSIONS

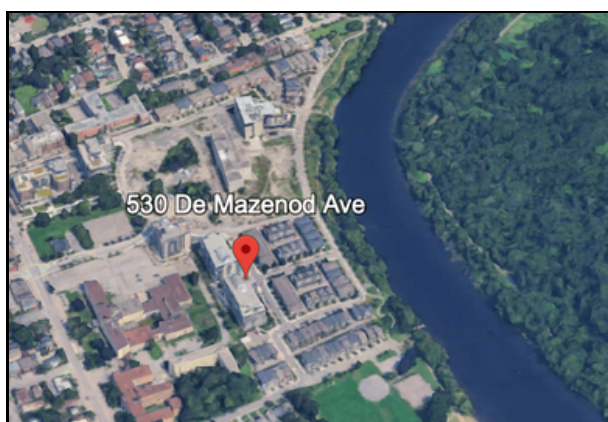
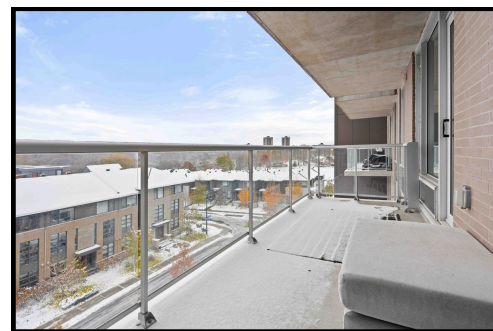
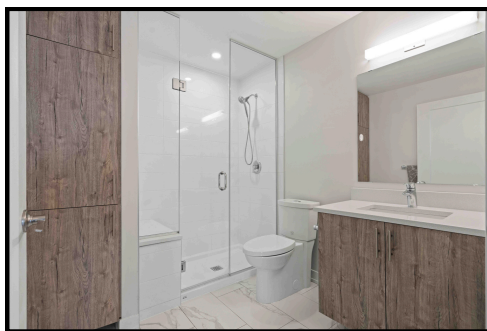
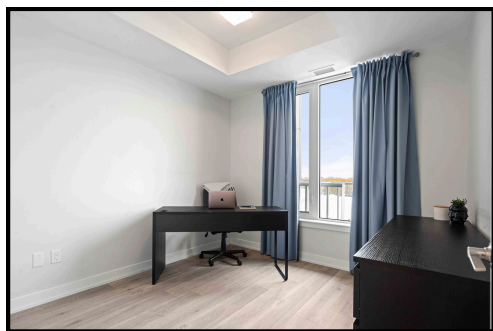
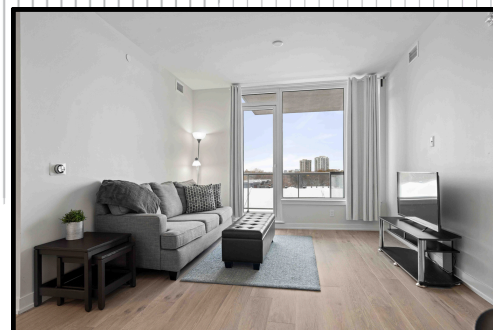
fridge, stove, dishwasher, microwave
and all furniture currently in the unit

EXCLUSIONS

bedding, bedside table lamps, light
staging items

BUILDING AMENITIES

guest suite, fitness centre, pet wash
station, party room

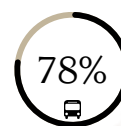


THE AREA

Old Ottawa East



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Old Ottawa East is a neighbourhood in central Ottawa, located south of Nicolas Street between the Rideau Canal and the Rideau River. Main Street is the primary artery of the community, lined with shops and cafes, and connecting the area to the ByWard Market, Little Italy, Sandy Hill and the 417. With the Rideau River Nature Trail running along its eastern border, cyclists and runners in can link up to Ottawa's larger network of paved paths for a pleasant commute or a traffic-free stroll.

Ottawa East is known for its strong sense of community and support for local business. The volunteer run community association is very active within the city, representing the residents and businesses, preserving the history and heritage of the area, protecting the river and surrounding natural environment and publishing a community newspaper.



SCHOOLS

GLASHAN P.S.
FIRST AVENUE P.S.
CORPUS CHRISTI CATHOLIC E.S.
IMMACULATA H.S.
GLEBE C.I.
LISGAR C.I.



RESTAURANTS

THE GREEN DOOR
HAPPY GOAT COFFEE CO.
GREENS & BEANS
SULA WOK



ATTRACTIONS

BRANTWOOD PARK
SPRINGHURST PARK
FLORA FOOTBRIDGE
RIDEAU CANAL



the
andy & paddy
team

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