110-300 LETT ST.

BEDROOMS	BATHROOMS	PARKING
3	3	1

Welcome to 110-300 Lett St, where urban living meets a vibrant riverside lifestyle in the heart of LeBreton Flats. This stylish 3 bed, 3 bath condo, offering approx 1640sq ft, features hardwood floors, granite countertops, and stainless steel appliances, blending comfort and sophistication.

The upper level offers two bedrooms, including a spacious primary retreat with full ensuite, a second 3-piece bath, and a versatile flex space ideal for working from home or unwinding. The lower level includes a third bedroom and full bath, perfect for guests or added privacy. Enjoy bright, open-concept living, dining, and kitchen spaces that flow seamlessly to your private backyard terrace, ideal for morning coffee or summer evenings.

Residents enjoy access to an outdoor pool and exceptional walkability. Just steps to the LRT, scenic river pathways, Little Italy, and the dynamic LeBreton Flats community with year-round events and exciting future developments, this condo offers an unbeatable Ottawa lifestyle.

DIMENSIONS

living room	17'4" x 9'9"
dining room	5'10" x 8'2"
kitchen	10'9" x 9'8"
primary bedroom	12'11" x 12'5"
4 piece ensuite	7'7" x 4'10"
bedroom	11'3" x 10'2"
bedroom	9'10" x 10'7"
bathroom	5'7" x 4'11"
bathroom	4'11" x 5'7"
flex space	8'8" x 7'2"
terrace	19' x 24'

INCLUSIONS

fridge, stove, microwave, dishwasher, washer and dryer

EXCLUSIONS

none

PARKING SPOT

#7

STORAGE LOCKER

#22

CONDO FEES

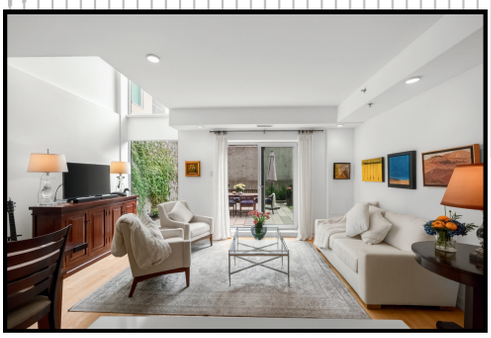
$1,273.00/monthly - water, gas for bbq, heat, snow removal, building concierge, garage cleaning, outdoor swimming pool

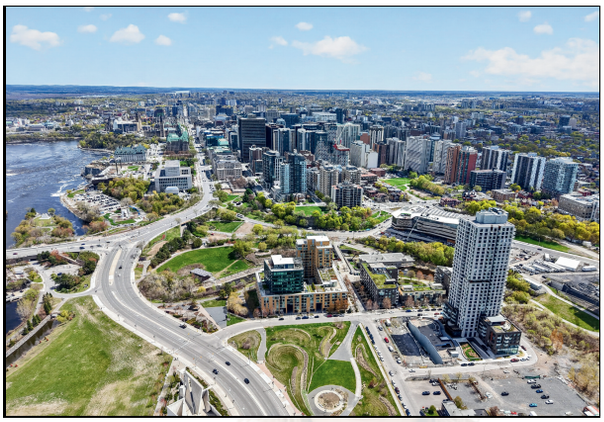
PROPERTY TAXES

$ 7,910.00- 2025

AVERAGE MONTHLY COSTS

hydro: $200
hot water tank rental: $26.32





THE AREA

West Centre Town

82% WALK SCORE

86% TRANSIT SCORE

97% BIKE SCORE

West Centre Town, nestled in the heart of Canada's capital city, Ottawa, is a vibrant neighbourhood bursting with life and character. Renowned for its eclectic mix of culture, convenience, and community spirit, it is a popular and desirable neighbourhood to call home. One of the primary draws of West Centre Town is its unbeatable location. Situated just west of downtown Ottawa, residents enjoy easy access to all the amenities and attractions the city has to offer. Whether it's strolling along your choice of scenic pathways, exploring museums, or indulging in the diverse culinary scene on Preston Street, there is never a lack of things to do. This area offers a diverse range of housing options from historic Victorian-era homes to modern condominiums. Extremely well-serviced by local transit and with easy access to the 417, getting anywhere in the city is a breeze.

SCHOOLS

L.É.I.C. SAINT-JEAN-BAPTISTE
CENTENNIAL P.S.
RICHARD PFAFF I.S.
LISGAR C.I.
L.É.S.C. SAINT-JEAN-BAPTISTE

RESTAURANTS

MILL STREET BREW PUB
CORNER PEACH
LOLA'S KITCHEN
ART-IS-IN BAKERY
BEYOND THE PAIL BREWERY

ATTRACTIONS

OTTAWA RIVER TRAIL
CANADIAN WAR MUSEUM
LEBRETON FLATS
PIMISI TRANSIT STATION
BRONSON CENTRE