



For many people, buying or selling a home is part of something bigger. A move to retirement living. A downsizing decision. The settlement of a family estate.

When life changes, there can be a lot to manage. You don't need to know every step. **Just the first one.**

At Gordons Real Estate Brokerage, we help families, estate trustees, and professionals navigate life's major transitions with confidence. From real estate services to downsizing and estate settlement support, everything works together under one roof.

Since 1958, we've been the trusted partner people turn to when the details feel overwhelming. Our experienced realtors, project managers, downsizing specialists, and appraisers work together to ensure every project is managed professionally, efficiently, and with care.

Thank you for your interest in this property. If you have any questions, our team would be pleased to help.

Learn more at [gogordons.com](https://www.gogordons.com)

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 3322 Uplands Drive, Unit 53, where affordability, convenience, and opportunity come together in one of Ottawa's established, family-friendly neighbourhoods. Whether you're purchasing your first home, looking to simplify your lifestyle, or searching for a smart investment property, this three-bedroom condo townhouse offers exceptional value in a location that continues to be in demand.

Inside, you'll find a bright, functional layout designed for comfortable everyday living. The efficient kitchen provides ample workspace and storage while connecting seamlessly to the dining and living areas, creating an inviting space for family dinners, entertaining friends, or simply relaxing at the end of the day. Upstairs, three generously sized bedrooms and a full bathroom provide comfortable accommodations, while the unfinished basement offers excellent potential to create additional living space, a home gym, hobby room, or plenty of extra storage.

Step outside to enjoy your own outdoor space, perfect for relaxing with a morning coffee or making the most of the warmer months. An owned parking space adds everyday convenience, and the low-maintenance lifestyle makes this home an ideal choice for busy professionals, young families, downsizers, and investors alike.

Located in the welcoming Uplands community, you'll appreciate being close to parks, schools, shopping, restaurants, public transit, Ottawa International Airport, and major commuter routes, putting everything you need within easy reach. Combining a practical layout, desirable location, and outstanding value, this is an excellent opportunity to establish yourself in the Ottawa market or expand your real estate portfolio.

PROPERTY DETAILS

ADDRESS: 3322 Uplands Drive, Unit 53, Ottawa, On. K1V9R9

TYPE: Single family residential condo townhouse

LEGAL DESCRIPTION: UNIT 53, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 148 ; BLK DD, PL M157, AS IN SCHEDULE 'A' OF DECLARATION LT183887, AMENDED BY LT273047 ; OTTAWA

SQ. FT:	1,100 above grade
BEDROOMS:	3 on top floor.
BATHS:	2; half on main floor, full on top floor.
LAUNDRY:	In basement
BASEMENT:	Full, unfinished.
AGE:	48 years (1978).
ELECTRICAL:	Breaker Panel.
ROOF:	Asphalt shingles.
FOUNDATION:	Concrete.
FLOORS:	Mixed.
CEILINGS:	Drywall.
WINDOWS:	Vinyl.
EXTERIOR:	Brick, siding.
INTERIOR:	Drywall
PARKING:	1 parking space (#53) owned with unit.
GARAGE:	None.
ZONING:	N3C [494]
TAXES:	\$2,209 (2025)
CONDO FEES:	\$503.13/mo.

PROPERTY DETAILS *continued*

MANAGEMENT CO:	<u>Icondo</u> property management
STORAGE UNIT:	In unit.
PET FRIENDLY:	Limited.
ROLL #:	061411640101752
PIN #:	151480053
HIGH SPEED INTERNET:	Available.
HEATING:	Forced air natural gas.
COOLING:	Central Air conditioning.
RENTALS:	Hot water tank (<u>Enercare</u>).
WATER:	Municipal.
WASTE:	Municipal.
STATUS CERTIFICATE:	Available at: www.gogordons.com
CONDO FEE INCLUDES:	Water, Building Insurance, Common Elements
CHATELS INCLUDED:	Fridge, stove, washer, dryer (As is).
FIXTURES EXCLUDED:	None.
SUGGESTED DEPOSIT:	5% of purchase price.
SUGGESTED CLOSING:	Immediate.



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