GORDONS
REAL ESTATE BROKERAGE

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**

UNDER ONE ROOF.

PROPERTY INFORMATION

Welcome to 2951 Riverside Drive, Unit 111.

Discover comfort, convenience, and an excellent location in this inviting 2-bedroom, 1-bathroom ground-floor condominium, ideally situated near beautiful Mooney's Bay.

Step inside to find a welcoming living space featuring built-in shelving throughout, offering both stylish display areas and practical storage solutions. Sliding patio doors provide a convenient walk-out to the outdoors, adding to the appeal of this ground-floor unit.

The kitchen features thoughtful lighting, including pot lights and under-cabinet lighting, creating a bright and functional space for everyday cooking. The primary bedroom also boasts pot lights, adding a modern touch and inviting ambiance. A full 4-piece bathroom completes the living space.

Storage is plentiful, with an in-unit storage room, a designated storage locker, and a designated parking space, all included for added convenience.

Location is a standout feature. Just minutes from the scenic shores of Mooney's Bay, enjoy easy access to the beach, waterfront walking paths, parks, and year-round outdoor recreation. With nearby shopping, restaurants, public transit, and convenient access to major routes, everyday essentials are within easy reach.

Combining a fantastic location with practical features and comfortable living, this charming condo presents an excellent opportunity to enjoy the best of Ottawa living.

PROPERTY DETAILS

ADDRESS: 111-2951 Riverside Dr, Ottawa, K1V8W6
TYPE: Residential Condominium Apartment
LEGAL DESCRIPTION: UNIT 7, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 32 ; BLK B AND PT BLK C, PL 775, BLK D AND PT BLK C, PL 749, PT LT 23, JUNCTION GORE, PTS 1, 2, 3, 4, 5 & 6 4R655, AS IN SCHEDULE 'A' OF DECLARATION LT98563 ; OTTAWA/GLOUCESTER

SQ. FT:	998' (MPAC)
BEDROOMS:	2 beds
BATHS:	1; 4-piece
LAUNDRY:	Not in unit, coin-operated in common area laundry room
AGE:	53 years (1973) (MPAC)
ELECTRICAL:	Glass fuse panel
FLOORS:	Tile, parquet, carpet
CEILINGS:	Drywall, stucco
WINDOWS:	Metal
EXTERIOR:	Brick
INTERIOR:	Drywall
PARKING:	Designated parking No. A17
TAXES:	$2,830.05 (2026)
CONDO FEES:	$805.31/month
MANAGEMENT CO:	CMG Condominium Management Group
STORAGE UNIT:	Designated locker #111
PET FRIENDLY:	Yes, restrictions listed in Status Certificate

PROPERTY DETAILS *continued*

ROLL #:	061411620106307
PIN #:	150320007
HIGH SPEED INTERNET:	Available
HEATING:	Forced air gas
FIREPLACE:	None
COOLING:	Central air
RENTALS:	None
WATER:	Municipal
WASTE:	Municipal
STATUS CERTIFICATE:	Available to anyone considering making an offer
AMENITIES:	Pool, exercise room, party room, elevator
CONDO FEE INCLUDES:	Building insurance, maintenance of common elements, heat, hydro, water
CHATTELS INCLUDED:	Built-in oven, microwave/hood fan, stovetop, dishwasher, fridge (all as-is condition)
FIXTURES EXCLUDED:	None
SUGGESTED DEPOSIT:	5% of purchase price
SUGGESTED CLOSING:	Immediate

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- Full Zoning Provisions
- Total Property Video
- Schedule B
- Floor Plans
- Virtual Tour

One team.
Every detail.



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