



322 Royal Fern Way, Ottawa, Ontario K1V 2K7

Residential • 1 Storey • Beds: 2 • Baths: 2 • MLS®: X13761308 • Taxes: \$3,279 / 2026
Sq. Footage: 1603 ft

Property Description

Sun filled condo just a 10 minute walk from the LRT! Elegant walk-up to this 2 bedroom condo with main floor hardwood flooring. Open concept kitchen with granite counters, breakfast bar and s/s appliances. Towering east facing windows for tons of natural light. Large living/dining area open to balcony for enjoying morning coffee or BBQing for guests! Second bedroom with walk-in closet and cheater door to 4 pc. bathroom. Main floor laundry. Neutral Berber carpet takes you to the third level with double doors to your primary bedroom with Juliette balcony and walk-in closet. 3 pc. bath + massive loft area endless possibilities! Downstairs to garage/ mudroom. Close to shopping, schools and parks! This is it!



View virtual tour at [VISUAL4SALE.COM](https://visual4sale.com) Enter V4S# 365802



Paolo Hollands
Broker
(613) 755-2278

Direct Cell Number:
(613) 796-3900

paolo@paoloandchrissy.com
paoloandchrissy.com



Chrissy Hollands
Sales Representative
(613) 755-2278

Direct Cell Number:
(613) 862-4791

chrissy@paoloandchrissy.com
paoloandchrissy.com



Innovation Realty Ltd.
101-376 Churchill Ave North, Ottawa K1Z 5C3

