

# Welcome to

4-489 Sussex Drive



CHELL  
TEAM



Experience refined urban living in this beautifully renovated heritage residence on prestigious Sussex Drive. Ideally situated in the heart of Ottawa's vibrant ByWard Market, just steps from boutique shops, trendy restaurants, the National Gallery, Rideau Centre, and scenic Major's Hill Park. Inside, an elegant and inviting interior welcomes you with a bright open-concept living and dining space, highlighted by rich hardwood floors, a cozy gas fireplace, and a striking exposed stone accent wall. The beautifully renovated kitchen features sleek quartz countertops, stainless steel appliances, and a convenient storage closet. The spacious bedroom offers charming views of Sussex Drive and includes a generous walk-in closet. Spa-like 3-piece bathroom, complete with an oversized glass shower and heated towel rack. Additional features include in-suite laundry, underground parking, and a storage locker. A rare opportunity to enjoy a seamless mix of historic charm and contemporary living - all in one of Ottawa's most iconic settings. NCC leased land, Co-Tenancy Corp - cash purchase only.





## MAIN LEVEL

Foyer	7'7" x 4'6"
Living Room	12'5" x 12'2"
Dining Room	11'1" x 8'4"
Kitchen	10'9" x 9'1"
Bedroom	11'4" x 8'11"
Walk-in-Closet	4'5" x 4'4"
Hallway	8'11" x 5'0"
Bathroom	3-piece

## INCLUSIONS

Refridgerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Garage Door Remote, Blinds, Light Fixtures

## EXCLUSIONS

N/A

Bedroom: 1  
 Bathroom: 1  
 Neighbourhood: Byward Market  
 Building Renovated: 1995  
 Possession: TBD  
 Style: Apartment  
 Exterior: Brick, Stone  
 Parking: 1, Underground  
 Parking Spot: #23  
 Locker: #4  
 Heating: Forced Air / Natural Gas  
 Cooling: Central Air  
 Taxes: \$2,675.19 / 2025  
 Condo Fees: \$846.17 / m

Condo Fees Include: Building insurance, Common area Hydro, General maintenance and repair, Management fee, Reserve Fund allocation, Storage, Water/Sewer





Susan Chell  
Broker



Patti Brown  
Broker



Sarah Toll  
Broker



Martha Howard  
REALTOR®

Designated Representative Martha Howard



chellteam



chellteamottawa



mail@chellteam.com



613.829.7484



www.chellteam.com



Ottawa,  
it's our  
home too!