

Welcome to

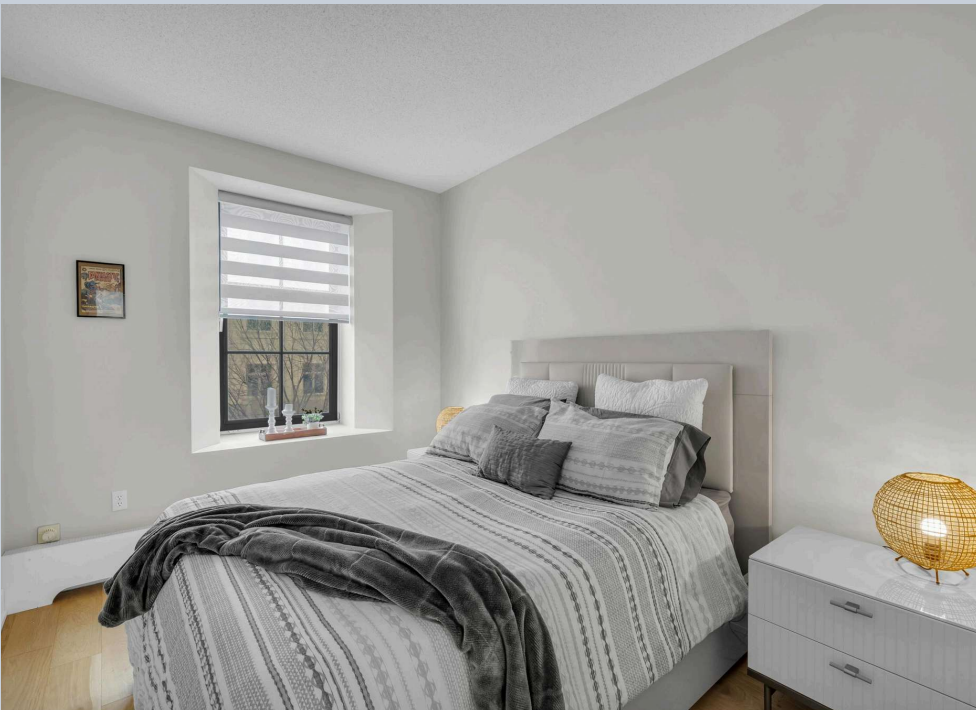
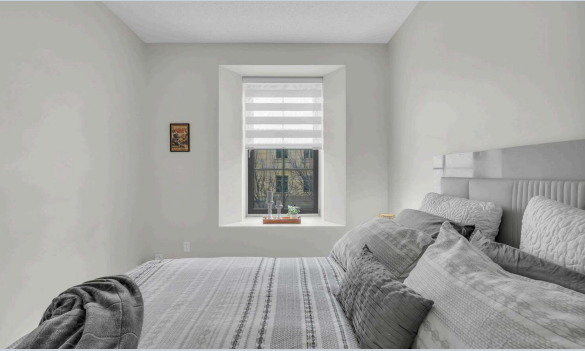
4-489 Sussex Drive



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





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