

# 43B Waterbridge Drive \$484,900



Welcome to 43B Waterbridge Drive, a delightful condo townhome located in the heart of Barrhaven. A perfect fit for first time home buyers, downsizers or investors. This spacious & well appointed condo boasts 2 bdms, 2 bath + loft & SINGLE CAR GARAGE w/INSIDE ENTRY + additional parking spot tandem. Roomy front entrance leads to 2nd level living space w/impressive VAULTED ceilings, open concept living/dining room w/engineered hardwood floors, cozy gas fireplace, natural light shines through the oversized windows; large eat-in kitchen w/GRANITE countertops, generous primary bedroom, 4pc bath, laundry & large balcony to enjoy a morning coffee. 3rd level offers a 2nd sizable bedroom, 3 pc bath, balcony + bright loft space, perfect for home office. Ample storage & maintenance free living. FANTASTIC location steps to an abundance of parks, schools, amenities, restaurants, gyms, walking trails & transit. Rideau River close by; some photos virtually staged. MOVE-IN READY!

#### Updates & Features:

Furnace 2017; Central Air 2020; tile flooring in kitchen, bathrooms & foyer; engineered hardwood in living room; replaced carpets on 2nd level; luxury vinyl plank flooring on stairs; main floor bath: installed deep tub, added subway tiles & decorative glass tile strip, replaced handrail, upgraded toilet; kitchen counter replaced; main floor interior door handles replaced 2021; custom window treatments added; master bedroom fan 2022; programmable thermostat 2017

Condo Fees: \$364.58 per month

Fees include: building insurance, caretaker, management fee, reserve fund allocation, water/sewer

Taxes 2022 - \$2979



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