



*For Rent*

# #2403-234 Rideau Street

 **Byward Market**

 **1 + Den**

 **1**

 **1**

Sky's the limit! Breathtaking views of Ottawa's iconic downtown cityscape – sitting high above many of their fellow Byward Market's high rises, featuring views of Parliament, Ottawa River, Gatineau Hills, daily western sunsets and summertime firework shows. The condo building is beautifully managed and offers front entrance concierge, building amenities and indoor parking. This unit has been meticulously maintained demonstrating true pride of ownership, elite design & spacious interior. One bedroom PLUS den, full bathroom, laundry in unit, roomy living & dining areas + kitchen with granite counters & additional overhang bar seating, stainless steel appliances, ample counter space & storage. Ideal for city living with excellent walkability to stores, Rideau Canal, mass transit, Government buildings, University of Ottawa & 417 highway access.



### **Tenant is Responsible for Maintenance of:**

- Changing light bulbs
- Keeping interior of home clean & tidy state
- Removing garbage & recycling from unit
- Letting Landlord know of any leaks, broken appliances, fire alarms that require maintenance
- Maintaining Tenant insurance on property for term of lease and any extension thereof

### **Utility Costs - paid by tenant**

- Electricity Fee: \$50-\$55/month

Monthly rent to be paid to Landlord the 1st of each month prior to 5 p.m.

### **Inclusions**

- Kitchen appliances: refrigerator, stove, dishwasher, microwave/hood fan
- Washer & dryer (in unit), all light fixtures, window blinds
- One Underground Parking Space: #D22
- Storage locker: Floor 2, #158

### **Condo Amenities**

- Elevator
- Exercise centre
- Indoor pool
- Party room
- Rooftop lounge



**Are you ready  
to make this  
house a *home*?**

**Natalie McGuire**

Sales Representative

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