



For Sale

#2 – 2 Stonebank Cres.



Bells Corners



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Set in the welcoming community of Bells Corners, this lovely one-bedroom, one-bathroom condo offers comfort, modern charm, and everyday functionality in a peaceful suburban setting. Bright and inviting main foyer landing welcomes you, just a few steps up you'll find a handy closet for storage, and then a private balcony perfect for enjoying your morning coffee. Light laminate flooring flows throughout the upper level, creating a cohesive and airy feel. The spacious and bright living area features a large bay window, cozy wood-burning fireplace, and a skylight that adds a unique touch and extra natural sunlight. Charming open dining area connects seamlessly to both the living room and landing, with open sightlines over the stairs enhancing the sense of space. Kitchen combines timeless design with modern details, offering sleek white flat-panel cabinetry, stylish black hardware, a stainless steel sink and faucet and stacked white tile backsplash. Generous bedroom provides a relaxing retreat, while the updated full bathroom features light grey flooring, a shower/tub combination, vanity with storage & a trendy light fixture. Private fenced in outdoor space accessible from front steps, providing a cozy spot to unwind and enjoy the fresh air.



Bells Corners

Located in Ottawa's friendly Bells Corners neighbourhood, this condo offers the perfect balance of suburban comfort and urban convenience. Enjoy easy access to shops, cafés, restaurants, parks, schools, and transit, all within minutes, as well as close proximity to highway 417 for effortless commuting.

Inclusions

- Kitchen appliances: refrigerator, stove, dishwasher, microwave, hood fan
- Washer & dryer (2025), all light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, wall AC, portable AC, hot water heater (2018)

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$180/month
- Property taxes: \$2,427/2025

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



Modern Charm

- Condo offers comfort, modern charm and everyday functionality
- Located in a peaceful suburban setting
- Bright and inviting main foyer landing welcomes you
- Just a few steps up, a handy closet for storage and then access to a private balcony perfect for enjoying your morning coffee or a quiet moment outdoors
- Upstairs, a landing area makes an ideal home office space complemented by a large window that fills the area with natural light
- Newer light laminate flooring flows throughout the upper level creating a cohesive and airy feel
- Spacious living area features a large bay window, a cozy wood-burning fireplace and skylight that adds a unique touch and extra sunlight
- Charming open dining area connects seamlessly to the living room with open sightlines over the stairs enhancing the sense of space



Stylish Design

- Traditional, yet updated kitchen combines timeless design with modern details
 - Sleek white flat-panel cabinetry
 - Stylish black hardware
 - Stainless steel sink and faucet
 - Classic white stacked tile backsplash
- Down the hall, a generous bedroom provides a relaxing retreat
- Updated full bathroom
 - Light grey vinyl flooring
 - Shower/tub combination
 - Vanity with storage
 - Trendy light fixture
- Convenient laundry & utility room with space for storage
- Private fenced in outdoor space accessible from front steps provides a cozy spot to unwind and enjoy the fresh air



Condo Fee & Inclusions

- Managed by CMG - Condominium Management Group
 - 613-237-9519 ext. 232
- Fee approximately \$550/month
- Fee includes:
 - Building insurance
 - Reserve fund
 - Water/wastewater
 - Management fee
 - Snow removal
 - Garbage removal
- Status Certificate on order
- Owners responsible to landscape & maintain their private yard area

Parking Informaiton

- 1 Parking space: #39
 - Located second from the end

Systems, Features & Improvements

- Built in 1987
- Roof - Asphalt shingles
- Poured concrete foundation
- Heating, baseboard electric
- Wall unit air conditioning
- Brick & siding exterior
- Fireplace, wood burning
 - Inspected & cleaned - 2025
- 2015
 - Bathroom renovation
 - Flooring throughout (laminat, carpet)
 - Kitchen renovation: countertops, backsplash, sink & faucet
- 2016
 - Baseboard heat registers
 - Electric panel
- 2023
 - Wall AC
 - Additional portable AC
 - Window replacement



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

Natalie McGuire

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