

ENGEL & VÖLKERS

# 35B Robinson Ave

SANDY HILL



## PROPERTY DESCRIPTION

3-bedroom ground-floor end-unit condo in Sandy Hill featuring a modern kitchen with granite countertops, sleek cabinetry, and wide plank laminate flooring throughout. The bungalow-style layout offers a spacious living and dining area that opens to the outdoors, with bedrooms set apart for privacy, an updated bathroom, and sound-dampening in both the ceiling and adjoining wall for a quieter, more comfortable living experience.

## PROPERTY HIGHLIGHTS



3 BEDROOM



1 BATHROOM



1 PARKING



Discover this rare 3-bedroom ground-floor end-unit condo nestled in one of Ottawa's most desirable neighbourhoods, Sandy Hill. Perfectly blending modern updates with an unbeatable location, this home offers a lifestyle that's hard to match. Step inside to find a beautifully modern interior featuring a modern kitchen designed for both style and function, complemented by granite countertops and sleek cabinetry. Elegant wide plank laminate flooring flows throughout the home. The thoughtfully designed layout boasts a spacious living and dining area that connects to the outdoors, ideal for entertaining and living. While the updated bathroom and 3 bedrooms at the other end, giving you the feel of a bungalow rather than a condo. Enjoy enhanced comfort and privacy the professionally installed sound-dampening in both the ceiling and adjoining wall will give you..

## Room Dimensions



Living/ Dining Room 12'6" x 18' 9"

Kitchen 9'3" x 8"

Primary Bedroom 12' x 9'9"

Bedroom 9' x 8'9"

Bedroom 8'8" x 8'

Laundry room 5'4" x 4'8"

Front Hall entry 4'10" x 4'8"

## Associated Costs

### APPROX UTILITY COST

Hydro: \$155

### PROPERTY TAXES

\$3,691.16 (2025)

### MAINTENANCE FEES

\$790

Includes insurance, reserve fund, common electricity & water, repairs, maintenance, landscaping, snow removal, management fees

## Property Features

- 3-bedroom end unit in Sandy Hill near downtown Ottawa
- Steps to Rideau River with access to kayaking, canoeing, and scenic trails
- Close to Dutchie's Hole, Robinson Field, and Strathcona Park
- Walk to downtown, 10 minutes to University of Ottawa
- Bike to ByWard Market and Parliament Hill via river paths
- Lees LRT station within 10 minutes, quick access to 417 and Nicholas St
- Ideal for families, professionals, or investors near uOttawa
- Large living and dining areas at the back of the home
- Back opens onto green space with river views
- Indoor parking spot and separate storage included
- Sound dampening (double drywall, resilient channels, Rockwool insulation)
- Flat drywall ceilings (stipple removed)
- Fresh paint and new baseboards (2023)
- Pot lights in kitchen and new bedroom fixtures
- Solid interior doors throughout
- HEATING: Electric
- POSSESSION: Flexible
- INCLUSIONS: Fridge, stove, Dishwasher, All blinds, All lighting fixtures, Washer and Dryer, All Drapery and Drapery Hardware.



## Location

One of the standout features of this home is its seamless connection to nature. Patio doors lead directly to your outdoor space, backing onto serene green space along the Rideau River with its picturesque walking and cycling pathways and optic to kayak and canoe. The private backyard patio is perfect for morning coffees or evening strolls. Located just steps from everything you need, including downtown Ottawa, the University of Ottawa, Strathcona Park, the Rideau Centre, and the vibrant ByWard Market, this condo offers the perfect balance of urban convenience and peaceful surroundings. This versatile layout is ideal for a variety of lifestyles. Whether you're an investor, a parent of university students, a dog owner, first-time home buyer or downsizing seeking convenience without compromise, you will enjoy the best of urban living with nature at your doorstep, this is a property that delivers.

## A perfect home for...

**Investors:** Turnkey 3-bedroom condo steps from the University of Ottawa in a proven rental market.

Ground-floor access, durable finishes, and soundproofing appeal to students and young professionals. Backing onto the Rideau River pathways for added tenant appeal. Strong income potential with low vacancy risk.

**Dog Owners:** Ground-floor living with direct access to green space along the Rideau River. No stairs, no elevators. Just open the patio door and go. Steps to Strathcona Park and nearby off-leash areas make daily routines easy.

**Parents of Students:** A smart alternative to renting near the University of Ottawa. This 3-bedroom condo offers a safe, walkable location near the Rideau Centre and ByWard Market. Offset costs by renting extra rooms while building equity.

**Young Urban Couples:** Downtown energy meets riverside calm. Steps to the ByWard Market with the Rideau River at your doorstep. Updated kitchen and bath, plus space to work from home, give you flexibility to live and grow.

**Urban Downsizers:** Easy ground-floor living in Sandy Hill with no stairs or elevators. Enjoy a spacious layout and walkable access to the ByWard Market. Step outside to peaceful pathways along the Rideau River for a low-maintenance lifestyle that stays connected.



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65%



88%



81%