



ADDITIONAL INFORMATION

MLS #: X11959471

List Price: \$399,900

Style: Residential Condo / Apartment

Taxes: \$2,690.00/2024

Condo Fees: \$585.00/month

Condo Amenities: Exercise Room,
Games Room, Party/Meeting Room,
Visitor Parking



CONTACT US

Lindsay Reid
BROKER

LINDSAY@NADEAUREID.COM | CELL: 519.854.0786

DEVIN@NADEAUREID.COM | CELL: 519.476.2071

TARA@NADEAUREID.COM | CELL: 226.239.4677

HOLLY@NADEAUREID.COM | CELL: 519.317.8044

Info presented herein deemed to be correct but not proven, for marketing purposes only. Info and dimensions (approx) should be verified.
Details on awards and award levels can be found at www.royallepage.ca.

ROYAL LEPAGE®

TRILAND REALTY
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

OFFICE: 519.672.9880
#103-240 WATERLOO STREET
LONDON, ONTARIO



ROYAL LEPAGE
CHAIRMAN'S CLUB
NATIONAL TOP 1%
2019-2024



LINDSAY REID
BROKER

DEVIN NADEAU
BROKER

TARA FUJIMURA
SALES REPRESENTATIVE

HOLLY TORNABUONO
SALES REPRESENTATIVE

NADEAUREID.COM

NADEAUREID.COM

DESCRIPTION

Nestled in a highly sought-after building, this spacious one-floor condo offers the perfect blend of comfort and convenience. Featuring two generous bedrooms and two full bathrooms, this home boasts a bright and airy living/dining area, perfect for entertaining or relaxing. The fantastic solarium provides endless possibilities - whether you dream of a cozy reading nook, a productive home office, or a lush plant sanctuary. One of the standout features of this condo is the incredible year-round view of the Thames River, offering a picturesque backdrop in every season. Additional highlights include a walk-in closet,

gas furnace, central air conditioning, and the convenience of in-suite laundry. Residents enjoy access to amenities, including a gym, library, and games room, all within a well-managed, smoke-free building. Ideally situated, this condo is just steps from picturesque walking trails along the river and Springbank Park, offering the perfect escape into nature. Plus, you're only minutes from downtown London, shopping (including Costco), fantastic restaurants, University Hospital, and convenient bus routes. Don't miss your chance to call this exceptional condo - home!

 Apartment	 1055.63 sq ft (approx)	 2 Bedrooms	 2 Bathrooms
 Oakridge	 \$399,900	 Approx Age: 31-50 years	 1 Parking Spot

