

FOR SALE



The Wright Team

6501BilberryUnitB.com

6501 Bilberry Drive, Unit B

2 BEDS | 2 BATHS



CONVENT GLEN, ORLÉANS

This beautiful two-bedroom upper unit condominium is within walking distance of a variety of amenities, including retail, restaurants, public transit, parks, and trails.

The open-concept layout features a neutral colour palette, engineered hardwood flooring, and a comfortable living and dining area filled with natural light. A balcony off the living room provides a natural extension of the living space, overlooking greenspace and offering elevated treetop views.

The kitchen has been tastefully updated and includes space for a breakfast table. A powder room is conveniently tucked away on this level.

Upstairs, you will find two bedrooms and a full bathroom. The primary bedroom features elegant wall wainscoting, a well-proportioned closet, and access to a private balcony, offering a quiet outdoor retreat.

Additional features include in-unit laundry amenities, one parking space, and the advantage of being an end unit.

Foyer, Dining
Room and Living
Room





Key Updates & Points to Note

- Stove replaced (2024).
- Heat pump (2023).
- End unit for added privacy.
- Abundant natural light throughout.
- Skylight at the top of the stairs.
- Move-in ready condition.
- Perfect for first time home buyers, downsizers, and investors.
- Parking Space# #105 (exclusive use).



Kitchen, Primary Suite and Bath





Property Dimensions

Second Level

Living Room 13'10" x 11'3"
 Dining Area 15'7" x 17'11"
 Kitchen 13'10" x 9'2"
 Bathroom / WC 6'4" x 5'2"
 Balcony 14'0" x 7'6"

Upper Level

Primary Bedroom 11'2" x 13'4"
 Balcony 5'11" x 5'3"
 Bedroom 11'4" x 8'6"
 Bathroom 6'11" x 8'3"
 Utility 6'11" x 6'3"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 2

Bathrooms: 2

Property Type: Condominium

Neighbourhood: Orléans

Taxes/Year: \$2,623.58/ 2025

Heating: Electric Baseboard heating /Heat pump

Condominium Fee:
\$417.13/month.

Note, this amount includes a \$30 fee for an additional parking space currently rented by the homeowner.

Condominium Fee Includes:
Building insurance & common elements.

Utilities:
Approximate Hydro Expense: \$150/month.
Approximate Water Expense: \$60/month.

Inclusions:

Stove. Microwave/Stove Vent. Dishwasher. Washer. Dryer. Fridge. AC. Light Fixtures. Bathroom Mirrors. All Window Coverings.

Exclusions:

Floating Shelves. Brackets & TV's. Shoe Cabinet. Deep freezer. Pantry.

Rental Equipment:
None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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