

FOR SALE



The Wright Team

212Pembina.com

212 Pembina Private

🏠 2 BEDS | 🛀 2 BATHS



RIVERSIDE SOUTH

Ideally located close to parks, transit, shopping and everyday amenities, with convenient access to both Riverside South and Barrhaven, this beautifully maintained two-bedroom, two-bathroom Interior Duet Jazz stacked condo offers a modern interior and a well-planned layout across two levels.

The open-concept main level features wide-plank hardwood flooring and a neutral palette, with the living, dining and kitchen areas flowing together. The patio door brings in plenty of natural light, while the private balcony extends the living space outdoors.

Open to the main living area, the kitchen features dark cabinetry, stainless steel appliances, a tiled backsplash and a generous peninsula with breakfast-bar seating. Ample cabinetry and counter space provide plenty of room for storage and meal preparation.

The primary bedroom is conveniently located on the main level and includes a walk-in closet. A four-piece bathroom with a soaker tub and separate shower is located nearby.

The lower level offers a second bedroom along with an adjoining office, providing flexibility for working from home, or additional living space. A three-piece bathroom, laundry area and direct interior access to the single-car garage complete this level.

Foyer, Living
Room, Dining
Room and
Kitchen



Key Updates & Points to Note

- Dishwasher (2026).
- Central air conditioning (2026).
- Urbandale, Interior Duet model.
- Perfect for first time home buyers, investors and downsizers.
- Private balcony.
- One-car attached garage plus one driveway parking space.
- Located in close proximity to nature trails, community parks, transit, Vimy Memorial Bridge and the Rideau River.



Primary Suite,
Bathroom,
Balcony and
Office





Property Dimensions

Main Floor

Foyer 4'10" x 5'1"
 Living Room 13'6" x 10'9"
 Balcony 7'10" x 5'4"
 Dining Area 13'6" x 8'0"
 Kitchen 20'2" x 11'2"
 Primary Bedroom 14'10" x 11'1"
 W.I.C. 5'0" x 5'3"
 Bathroom 6'0" x 12'4"

Lower Level

Bedroom 11'10" x 10'9"
 Office 8'4" x 7'2"
 Bathroom 5'5" x 6'2"
 Family Entrance 3'11" x 15'1"
 Laundry Area





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: Stacked Condominium

Neighbourhood: Riverside South

Taxes/Year: \$3,504.30 / 2026

Heating: Forced Air, Natural Gas

Condominium Fee: \$471.89 per month

Fee Includes: Snow clearing, property management, landscaping and garbage pickup.

Utilities:

Approximate Hydro Expense: \$140 per month.

Approximate Gas Expense: \$54 per month.

Approximate Water Expense: \$61 monthly (billed every two months).

Inclusions:

All light fixtures. All blinds, drapes and accessories. Fridge/freezer. Stove. Microwave hood fan. Dishwasher. Washer. Dryer. Automatic garage door opener and remote. Garage shelving.

Exclusions:

None.

Rental Equipment:

Hot water tank – Enercare, \$57.81 per month.

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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ottawahomes.ca

ROYAL LEPAGE
Team Realty
Independently Owned and Operated Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"