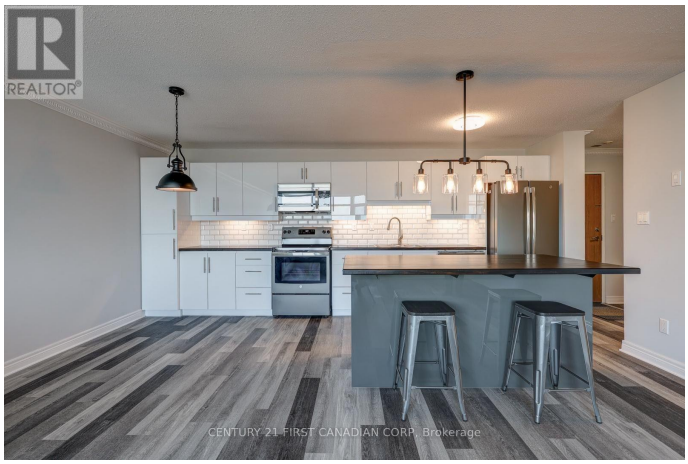
1014 - 45 POND MILLS ROAD, London South (South J)

Ontario, N5Z4W5

309,900

For Sale / #X13749320



Bedroom(s): 2

Bathroom(s): 1

Description

Welcome to Unit 1014 at Rivers Edge! This bright 2-bedroom, 1-bath condo offers a unique open-concept layout rarely found in the building, featuring a beautifully updated kitchen that flows seamlessly into the living space. Located on the 10th floor with westerly exposure, the unit enjoys plenty of natural light and beautiful views. The bathroom was updated one year ago, while new windows were installed throughout the building in 2024. The spacious primary bedroom features a walk-in closet complete with built in closet organizer, with a generous second bedroom and convenient in-suite laundry completing the space. Through the wall A/C in livingroom and bedroom. Residents enjoy excellent amenities including a fitness room, sauna, party room, outdoor BBQ and gazebo area, visitor parking and additional laundry facilities. Assigned underground parking space P1-8 is conveniently located near the entrance. Water is included in the condo fees. A smoke-free, well-managed building close to transit and amenities-an excellent option for first-time buyers, downsizers or investors. (id:6772)

Features

Area	London South (South J)	**Heating**	Electric
Province	Ontario	**View**	View
Country	Canada	**Acreage**	false
Ownership Type	Condominium/Strata	**Total Parking**	1
Property Type	Single Family	**Parking**	Underground,Garage,
Building Type	Apartment	**Maintenance Fee**	495.00 / Monthly
Age	31 to 50 years	**Maintenance Fee Type**	Water, Common Area Maintenance, Insurance

Room Details

Main level	Kitchen	6.99 m x 3.63 m
Main level	Living room	5.49 m x 4.9 m
Main level	Bedroom	5.84 m x 4.62 m
Main level	Bedroom 2	3.73 m x 3.05 m
Main level	Laundry room	3.1 m x 1.04 m
Main level	Bathroom	2.39 m x 1.58 m
Main level	Foyer	2.82 m x 1.32 m