BARNES INTERNATIONAL REALTY | Québec

470 Rue Côté #202, Otterburn Park

Reference: 18510944



$ 309,000

2 Bedrooms 1 Bathroom 818 ft²



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Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
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Bedrooms : 2	Bathrooms : 1	Rooms : 6
Property area : 818 ft²	Construction : 1992	Floor : 1
Floors : 3		

Charming 2nd-floor corner unit in the heart of Vallée-du-Richelieu. This bright, open-concept condo features a living room with a wood fireplace, a kitchen with birch cabinetry, and two spacious bedrooms–one with a private balcony. Includes: wall-mounted heat pump 12,000 btu (installed in july 2026), two balconies, parking, and exterior storage. Strategically located near Route 116, Mont Saint-Hilaire, and the Richelieu River. Within walking distance of schools, parks, and services. Treat yourself to the quality of life you deserve. One visit is all it takes!

Welcome to this charming corner unit located on the 2nd floor of a six-unit building. From the moment you enter, you will be captivated by the inviting and harmonious open-concept living space. The living room, dining area, and kitchen blend seamlessly to create a peaceful and cozy retreat that truly feels like home.// Unit Highlights-Bright Living Room: Features a wood fireplace, access to a balcony, and abundant windows.- Kitchen: Outfitted with beautiful birch wood cabinetry.- Two Spacious Bedrooms: One of which includes its own private balcony.// Features That Make a Difference- Wall-mounted heat pump installed in July 2026. -Two Balconies: Double the outdoor space for the unit.- Parking: One designated parking space included.- Outdoor Storage: Includes an exterior storage locker.// About the LocationIdeally situated in the magnificent Vallée-du-Richelieu, this property enjoys a privileged location that perfectly balances nature and convenience. Proximity to Route 116 ensures easy access to major highways, while the majestic Richelieu River and the prestigious Mont Saint-Hilaire offer an exceptional setting for outdoor enthusiasts.This strategic location is rounded out by numerous essential services just minutes away: elementary schools (both French and English), high school, CPE and daycares, parks, and the Edmond-Auclair Sports Centre. This unique combination of nature and amenities makes this a highly sought-after area, perfect for families looking to enjoy the best of both worlds.Treat yourself to the quality of life you deserve. One visit is all it takes!

Included : Curtain rods, curtains, blinds, wall-mounted heat pump, range hood, and light

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fixtures.

Excluded : All personal belongings.

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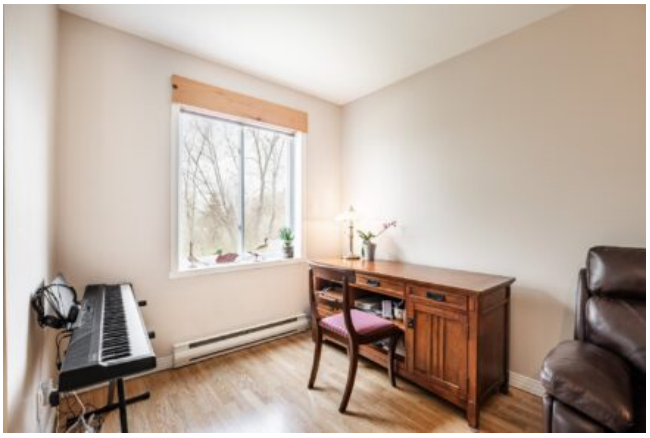
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