

FOR SALE

Colliers

# 3 BEDALE DRIVE

Residential Opportunity For Sale







# Executive Summary

Colliers International (“Colliers”) is pleased to offer a fifteen (15) unit residential building for sale at 3 Bedale Drive, located in the heart of Crystal Beach (hereinafter referred to as the ‘Property’). Great views of the Ottawa River and Gatineau Hills with easy access to the river, many parks, bike and walking trails. Just steps away from readily available public transportation and only minutes from Highway 417 that allows commuters an easy journey whether for work or for play.



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# Property Overview

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# 3 Bedale Drive

3 Bedale Drive, is a brand-new, 15-unit apartment building offering exceptional modern living in Ottawa's coveted Crystal Beach neighborhood. This thoughtfully designed building features spacious, contemporary 2-bedroom apartments, perfect for individuals, couples, and small families seeking both comfort and convenience.

Each apartment includes generously sized bedrooms, with the primary bedroom featuring an ensuite bathroom and a spacious walk-in closet. The second bedroom also boasts a walk-in closet, providing ample storage space. For added convenience, each unit is equipped with in-unit laundry.

The open-concept living areas are bright and welcoming, thanks to large windows that flood the space with natural light. Sleek kitchens with premium appliances, stylish cabinetry, and elegant fixtures enhance the overall modern aesthetic of the home.

The building itself offers superior amenities, including elevators for easy access to all floors, secure entry, and underground parking, ensuring a comfortable and effortless living experience. Residents will enjoy proximity to local parks, shopping, dining, and excellent public transit links. With Britannia Beach and the picturesque Ottawa River just a short distance away, residents can enjoy a sense of escape from the bustle of city life with morning walks along the water, beach-side picnics in the afternoon, and unobstructed sunset views in the evening, all while still being close to urban amenities.

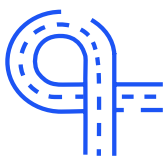
3 Bedale Drive offers the ideal blend of peaceful suburban living with access to all the modern conveniences of urban life, promising an elevated living experience in one of Ottawa's most sought-after locations.







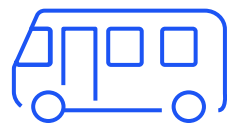
Address	3 Bedale Avenue, Ottawa, ON
Building Area	15,900 SF
Lot Size	0.25 Acres
# of Storey's	3
# of Units	15
Units	2-bed, 2-bath with balconies (Approx. 930 SF)
Parking	19 parking spots (16 heated underground and 3 surface)
Ceiling Height	9 feet
Year Built	2023
Property Taxes	\$47,489.78 (2024)
<b>Listing Price</b>	<b>\$8,600,000</b>



Close proximity to Ottawa's  
Arterial Routes



Minutes from many  
eateries and social hubs



Transit stop steps away with  
links to Lincoln Fields Station



Each apartment includes generously sized bedrooms, with the primary bedroom featuring an en-suite bathroom and a spacious walk-in closet. The second bedroom also boasts a walk-in closet, providing ample storage space. For added convenience, each unit is equipped with in-unit laundry.



3 Bedale Drive

# Gallery





# Location Overview

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# About The Area

The Crystal Beach neighbourhood is a highly sought-after area in Ottawa due to its prime location and numerous amenities. Located on the shores of the Ottawa River, residents of Crystal Beach enjoy easy access to beautiful parks, walking trails, and recreational activities.

The neighbourhood is known for its stunning views of the water and the Gatineau Hills in the distance. It is also home to a number of restaurants, coffee shops, and grocery stores, making it easy to run errands or grab a bite to eat without having to travel far. DND workers will appreciate the short 25-minute walk to National Headquarters. In terms of transportation, Crystal Beach is well-served by bus routes and is a short drive from downtown Ottawa. It is also close to the Queensway, providing easy access to other parts of the city.

Overall, Crystal Beach is a vibrant and desirable neighbourhood that offers something for everyone. Whether you are looking to enjoy the great outdoors or simply want to be close to all of the amenities that the city has to offer, Crystal Beach is the perfect place to call home.

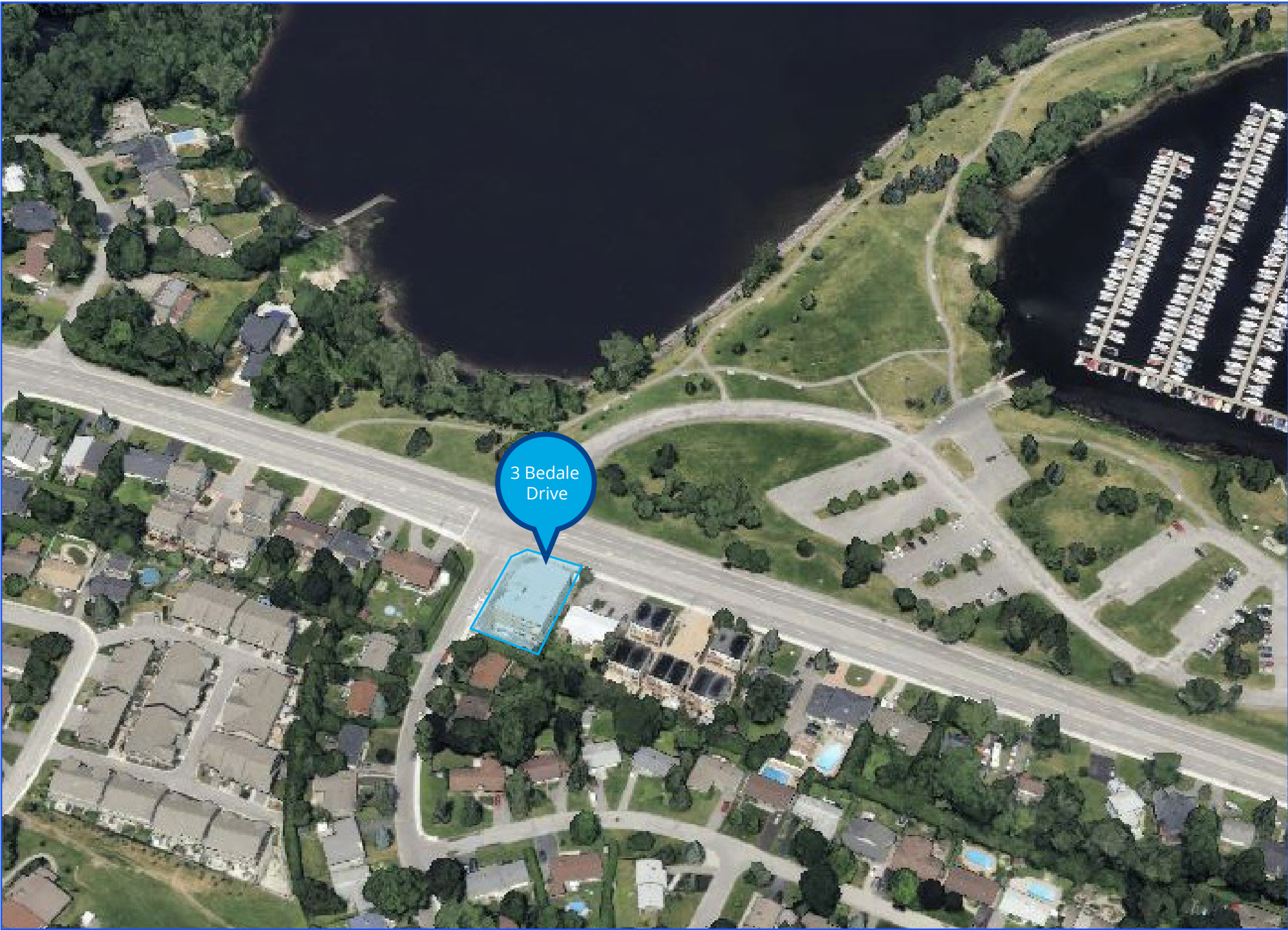
Source: Colliers | Hydra 2024

2024 Results	5KM Radius
Population	89,986
Average Household Income	CA\$99,819
Average Household Size	2.3
Median Age	40.1
Employment Rate	90.5%

32  
Walk Score

38  
Transit Score

69  
Bike Score





# A Thriving Location

1	DND Campus	21	Shoppers Drug Mart
2	Abbott Point of Care	22	Mary Brown's Chicken
3	Moodie LRT Station	23	Petro-Canada
4	IKEA	24	Bayshore Pharmacy
5	Chucks Roadhouse Bar & Grill	25	Taj Indian Cuisine
6	Milestones	26	Ottawa Shawarma Palace
7	Scotiabank	27	Andrew Hayden Park
8	Corbeil Appliances	28	Nepean Sailing Club
9	Michaels		
10	Starbucks		
11	Indigo		
12	Bridgehead		
13	Subway		
14	Big Rig Kitchen & Brewery		
15	Shell Gas Station		
16	Giant Tiger		
17	Bayshore Shopping Centre		
18	Cineplex Cinemas		
19	Dollarama		
20	Tim Hortons		





The Colliers logo, featuring the word "Colliers" in a white serif font inside a white rectangular border with a thin yellow and red horizontal stripe at the bottom.

# Contact

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