

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

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.

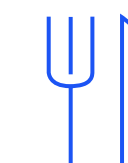




Address	3 Bedale Avenue, Ottawa, ON
Building Area	15,900 SF
Lot Size	0.25 Acres
# of Storey's	3
# of Units	15
Units	2-bed, 2-bath with balconies (Approx. 930 SF)
Parking	19 parking spots (16 heated underground and 3 surface)
Ceiling Height	9 feet
Year Built	2023
Property Taxes	\$48,742.23 (2025)
Listing Price	\$7,995,000



Close proximity to Ottawa's
Arterial Routes



Minutes from many
eateries and social hubs



Transit stop steps away with
links to Lincoln Fields Station



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3 Bedale Drive

Gallery



Location Overview

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.

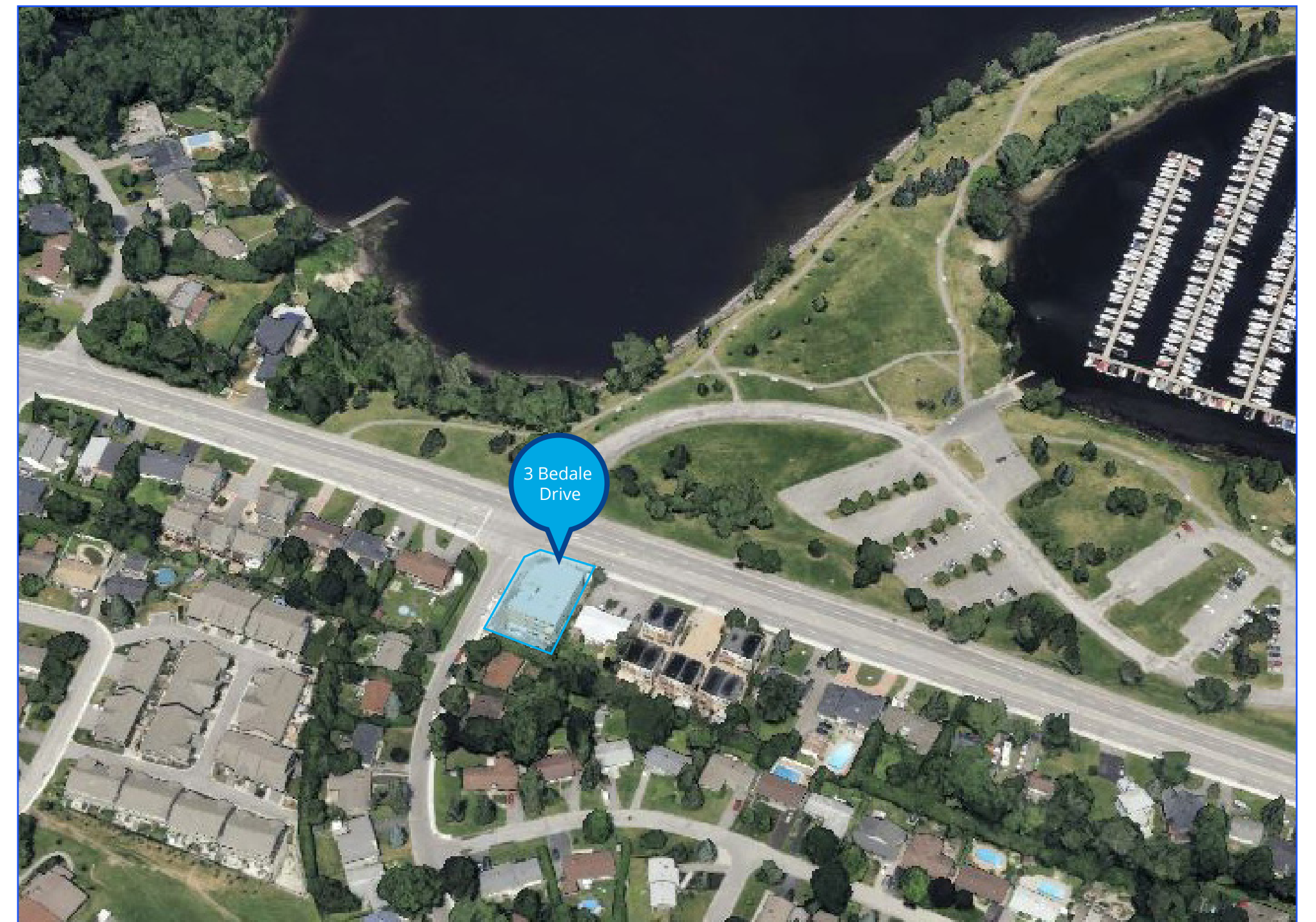
Source: Colliers | Hydra 2025

2025 Results	5KM Radius
Population	91,533
Average Household Income	CA\$126,175
Average Household Size	2.4
Median Age	39.4
Employment Rate	92.8%

32
Walk Score

38
Transit Score

69
Bike Score



A Thriving Location

- | | |
|----|------------------------------|
| 1 | DND Campus |
| 2 | Abbott Point of Care |
| 3 | Moodie LRT Station |
| 4 | IKEA |
| 5 | Chucks Roadhouse Bar & Grill |
| 6 | Milestones |
| 7 | Scotiabank |
| 8 | Corbeil Appliances |
| 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 |
| 21 | Shoppers Drug Mart |
| 22 | Mary Brown's Chicken |
| 23 | Petro-Canada |
| 24 | Bayshore Pharmacy |
| 25 | Taj Indian Cuisine |
| 26 | Ottawa Shawarma Palace |
| 27 | Andrew Hayden Park |
| 28 | Nepean Sailing Club |



The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue background with a yellow and red horizontal bar below it.

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