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eXp Realty Brokerage
Hooper Group eXp Realty Brokerage 343 Preston Street, 11th Floor
Ottawa, ON
K1S 1N4

261 Holmwood Avenue, Ottawa, ON, K1S 2P8, Canada

MLS®# 1415801



Property Value	\$1,195,000
Type	Duplex
Style	2 Storey
Basement	Full (Unfinished)
Parking	4 cars
Year Built	1922 (Approx)
Taxes	\$9,281.22 (2024)
Lot Frontage	39.27 ft
Lot Depth	104.29 ft
Bedrooms	5
Bathrooms	2 full

Description

Rare purpose built duplex on large 39' x 104' lot with four parking spots. Great owner live-in or investment. Apt #1: Main floor 2 bed + den with access to unfinished basement. Tenant paying \$2,400/month plus hydro & water; signed N9, leaving 30th November 2024. Apt #2: Tenant month to month paying \$1,896/month plus hydro & water. 3 bed, 1 bath with 1 parking and storage access in basement. Laundry in each unit. Side entrance to unfinished basement. Close to Brown's Inlet, Bronson Transit, Carleton University and the Canal. Easy to show with day before notice during pre-arranged showing schedule.



