

\$799,000 - 435 Hilson Avenue, Ottawa

MLS® #X12316423

\$799,000

2 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

5003 - Westboro/Hampton Park, Ottawa,
Ontario

435 Hilson Avenue offers a rare chance to own a multi-unit bungalow in one of Ottawa's most desirable neighbourhoods. Whether you're a flipper, investor, developer, or a homeowner seeking built-in rental income, this property delivers exceptional flexibility and future upside. Set on a quiet street just steps to parks, schools, and Westboro's vibrant village core, this home features two self-contained 2-bedroom, 1-bathroom units each with their own laundry and significant updates. The main floor unit is flooded with natural light from oversized windows and features updated flooring, a spacious layout, a large eat-in kitchen, and a newly renovated bathroom perfect for homeowners or high-quality tenants. The lower-level suite is equally inviting with newer flooring, a fully renovated bathroom, and kitchen, laundry, and an efficient layout ideal for multi-generational living or strong rental income. Enjoy a private backyard with room to relax or entertain, just the right size for low-maintenance outdoor living. The lot also offers great future infill potential. Walking distance to Hampton Park, grocery stores, restaurants, gyms, and bike paths. Quick access to transit and downtown. Whether you're looking to live in one unit and rent the other, expand your portfolio, or redevelop down the line, this is a rare opportunity in the heart of Westboro. (id:6289)



Essential Information

Listing #	X12316423
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Acres	0.00
Type	Multi-family
Style	Raised bungalow

Community Information

Address	435 Hilson Avenue
Subdivision	5003 - Westboro/Hampton Park
City	Ottawa
Province	Ontario
Postal Code	K1Z6C2

Amenities

Utilities	Cable, Electricity, Sewer
Features	Lane, In-Law Suite
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Dryer, Two stoves, Two Washers, Two Refrigerators
Heating	Oil Radiant heat
Cooling	None
# of Stories	1
Basement	Separate entrance, Apartment in basement

Exterior

Exterior	Stucco, Aluminum siding
Lot Description	36 x 85 FT
Foundation	Block

Listing Details

Listing Office	EXP REALTY
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