

\$699,000 - 2675 Marie Street, Ottawa

MLS® #X12334580

\$699,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

6102 - Britannia, Ottawa, Ontario

This updated semi-detached home in the heart of Britannia Heights offers exceptional flexibility perfect for a buyer seeking potential rental income from the lower-level in-law suite, a home-based business, or a full investment property. On the main level, you'll find bright, open living and dining areas and a beautifully renovated kitchen. Upstairs offers three well-proportioned bedrooms and a stylish full bathroom. The finished lower level complete with a private entrance, full kitchen, and three-piece bathroom provides excellent income or workspace potential and can also serve as living space for an extended family member or teenager. Completely renovated from top to bottom in 2022 including roof, windows, flooring, appliances, air conditioning, bathrooms, both kitchens, and more this home blends modern comfort with move-in readiness. Enjoy the best of Britannia Heights living: across the street from Farm Boy, banks, a pharmacy, and many other everyday conveniences; minutes to the Lincoln Fields transit hub, Britannia Tennis Club, and the sandy beach of Britannia Bay; plus easy access to Mud Lakes scenic trails, extensive cycling paths, and winter cross-country skiing. Low-maintenance front landscaping and a fenced side yard with a large storage shed add extra functionality to the property. Whether you're after a family home with income potential, a turnkey investment, or adaptable space for your business, this one delivers. (Photos taken prior to current occupancy).



Essential Information

Listing #	X12334580
Price	\$699,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2675 Marie Street
Subdivision	6102 - Britannia
City	Ottawa
Province	Ontario
Postal Code	K2B7E3

Amenities

Utilities	Cable, Electricity, Sewer
Features	In-Law Suite
Parking Spaces	5
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Hood Fan, Microwave, Two stoves, Washer, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Facing
Lot Description	57 x 50.8 FT
Foundation	Block

Listing Details

Listing Office

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