

\$1,699,000 - 183 Holmwood Avenue, Ottawa

MLS® #X12343017

\$1,699,000

5 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

4401 - Glebe, Ottawa, Ontario

Wonderful location in the Glebe! When the current owners purchased this property, they embarked on an extensive renovation, creating a beautiful two-floor apartment that blends modern updates with charm. Exposed stone walls, thoughtfully designed kitchens and bathrooms, and a fully dug-out basement (heated floor, new slab) add both character and function. This is an excellent income generating property, perfect as an owner-occupied home or as a valuable addition to your investment portfolio. A private laneway adds to its convenience. Spacious units, one unit per floor, very well suited for owner live-in. Each suite has their own laundry and outdoor space. Hardwood floors, high ceilings. The building has been completely renovated (2006) inclusive of kitchens, bathrooms, flooring, plumbing, electrical, windows - too many updates to list. The renovation is one of quality, as it was owner occupied. The Location, situated in the heart of the Glebe, one of Ottawas most vibrant and walkable neighbourhoods, steps to Bank Streets boutiques, caf  s, and restaurants, as well as the Canal, Lansdowne Park, and an abundance of parks and green space. Excellent transit, bike lanes, and proximity to the citys recreational hubs make this location as practical as it is desirable. Unit 1 (2 levels) is a 2 bedroom/2 bath and is rented at \$3200 + utilities. Unit 2 is a 2 bedroom/1 bath and is rented at \$1900 + utilities. Unit 3 -currently vacant, projected \$1600 + utilities is a 1



bedroom/1 bath. Interior photos provided by Seller, when it was owner occupied. Please see extensive update/renovation list attached. A wonderful opportunity to own a turn-key building in a fantastic community! 24 hours irrevocable requested. (id:6289)

Essential Information

Listing #	X12343017
Price	\$1,699,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Multi-family

Community Information

Address	183 Holmwood Avenue
Subdivision	4401 - Glebe
City	Ottawa
Province	Ontario
Postal Code	K1S2P4

Amenities

Amenities	Separate Electricity Meters
Parking Spaces	2
Parking	No Garage

Interior

Appliances	Water Heater
Heating	Natural gas Radiant heat
Cooling	Window air conditioner
Fireplace	Yes
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Brick
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Lot Description	36 x 88 FT
Foundation	Concrete, Stone

Listing Details

Listing Office	ENGEL & VOLKERS OTTAWA
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Listing information last updated on November 1st, 2025 at 5:31am PDT