

\$700,000 - 328 Perrier Avenue, Ottawa

MLS® #X12365989

\$700,000

4 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

3402 - Vanier, Ottawa, Ontario

Opportunity knocks! Investors and developers welcome! Renovate or develop on this 50 x 100 R2 lot, positioned on a quiet street in an area well-suited for infill and multi-unit development. Just steps to Richelieu Park and Community Centre, walking distance to Beechwood Village shops and restaurants, and offering easy access to downtown, the Rideau River pathways, and a short 5-minute drive to Montfort Hospital. The existing home features hardwood and carpet flooring and is being sold in as-is condition. Developers and investors take note plans are available for a 6-plex development. (id:6289)

Essential Information

Listing #	X12365989
Price	\$700,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Raised bungalow

Community Information

Address	328 Perrier Avenue
Subdivision	3402 - Vanier
City	Ottawa



Province	Ontario
Postal Code	K1L5C7

Amenities

Parking Spaces	4
Parking	No Garage

Interior

Heating	Oil Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Lot Description	50 x 100 FT
Foundation	Poured Concrete

Listing Details

Listing Office	LOTFUL REALTY
----------------	---------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 19th, 2025 at 11:31pm PDT