

\$939,000 - 412 Montreal Road, Ottawa

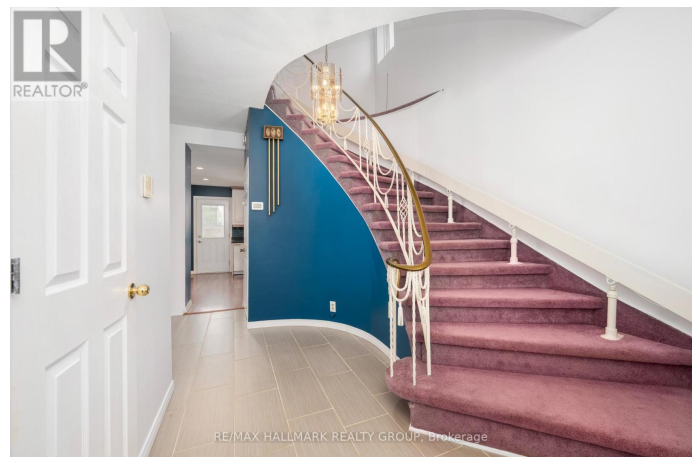
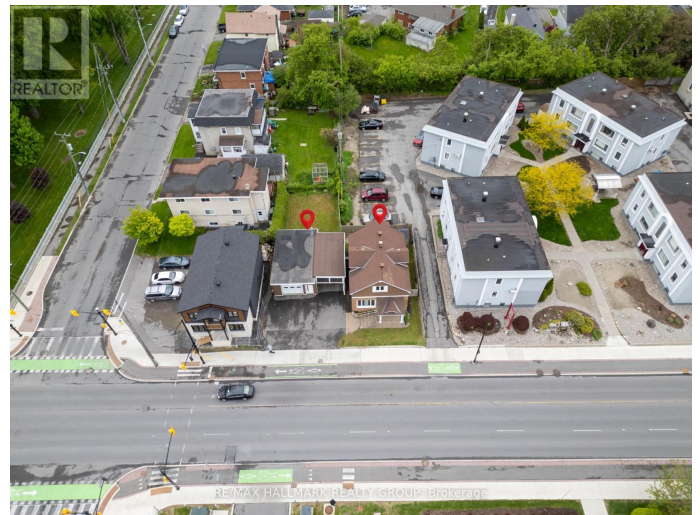
MLS® #X12429693

\$939,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

3404 - Vanier, Ottawa, Ontario

Incredible Opportunity! Just Minutes from Downtown! Situated on a rare double lot, this versatile property features a charming 3-bedroom, 2-bathroom detached home, a detached garage/workshop, and endless potential for personal or investment use. The main residence is warm and inviting, offering a well-maintained interior with thoughtful updates over the years. Bright living spaces, a functional layout, and a cozy atmosphere make it perfect for families, professionals, or investors. The generous lot provides ample outdoor space and privacy ideal for future expansion or redevelopment. The detached garage/workshop opens the door to a variety of possibilities: run your own home-based business, lease it for additional income, or convert it to suit your needs. Whether you're looking to live and work on-site, rent out both structures, or explore future development, this property delivers unmatched flexibility. Located just minutes from Ottawas downtown core, this home offers quick access to transit, shops, parks, schools, and all urban conveniences. It's a rare find in a prime location with so much upside potential. Don't miss this one-of-a-kind opportunity to own a property that works for you whether you're an investor, entrepreneur, or someone dreaming of building something bigger. 24-hour irrevocable on all offers. (id:6289)



Essential Information

Listing #	X12429693
Price	\$939,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	412 Montreal Road
Subdivision	3404 - Vanier
City	Ottawa
Province	Ontario
Postal Code	K1K0V4

Amenities

Parking Spaces	6
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Lot Description	73 x 100 FT
Foundation	Concrete

Listing Details

Listing Office	RE/MAX HALLMARK REALTY GROUP
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Listing information last updated on November 4th, 2025 at 8:16am PST