

# \$739,000 - 96 Prince Albert Street, Ottawa

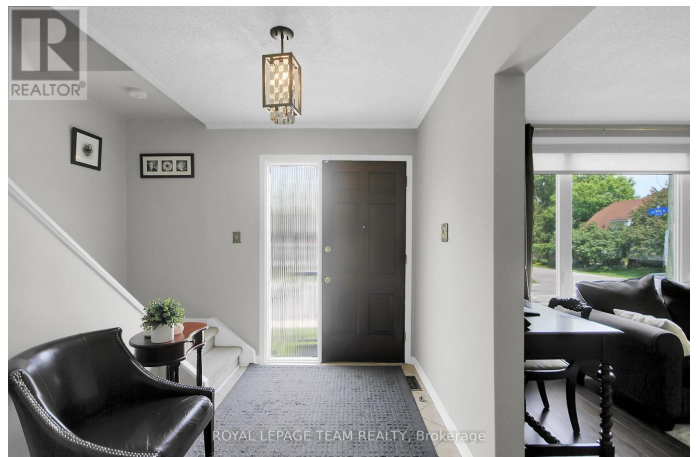
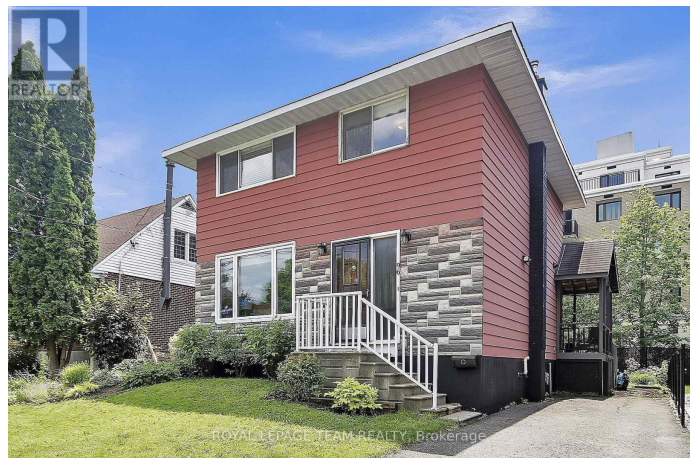
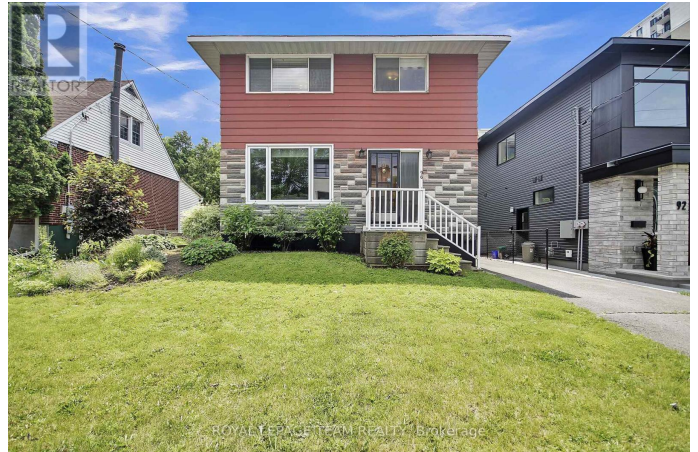
MLS® #X12436891

**\$739,000**

4 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

3502 - Overbrook/Castle Heights, Ottawa,  
Ontario

Welcome to 96 Prince Albert Street, located on a cul-de-sac in the vibrant community of Overbrook. This unique property has so many possibilities. Zoned R3M, the lot size opens the potential for a small multi-unit build, similar to many recently constructed on this desirable street at million dollar prices. However, this is also a welcoming home with an updated, open feel that can accommodate a modern family. It is a 4 bedroom, 1 1/2 bath detached house, ideally located just minutes from downtown, with easy access to the 417, public transit, Rideau River pathways and parks, the Ottawa baseball stadium and shopping at St. Laurent and the Train Yards. The spacious foyer leads to open living and dining rooms, making an entertainment area that runs the full depth of the house. The convenient kitchen has plenty of cupboards and counters, and leads to an amazing covered deck that spans 32 ft x 17.7 ft. There is still room behind for a good-sized yard and garden. There is a convenient powder room off the hall on the main level. Upstairs, there is a bright oversized principal bedroom. One other bedroom is being used as a sewing and craft workshop. Another is set up as a gym space. The fourth bedroom now provides ample space for guests. A bright family bath completes the layout. In the basement, there is a large recreation room, a laundry and a big workshop. Investment or home, 96 Prince Albert does it all. (id:6289)



## Essential Information

Listing #	X12436891
Price	\$739,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	96 Prince Albert Street
Subdivision	3502 - Overbrook/Castle Heights
City	Ottawa
Province	Ontario
Postal Code	K1K2A1

## Amenities

Amenities	Public Transit, Park, Schools
Features	Flat site, Lane
Parking Spaces	3
Parking	No Garage

## Interior

Appliances	Dryer, Freezer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick Veneer, Aluminum siding
Lot Description	50 x 92.6 FT
Foundation	Poured Concrete, Block

## Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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