

\$749,900 - 336 Poulin Avenue, Ottawa

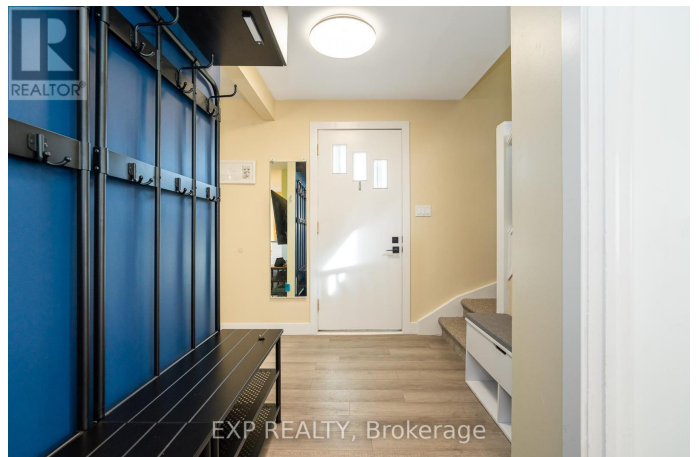
MLS® #X12445228

\$749,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

6102 - Britannia, Ottawa, Ontario

Welcome to this upgraded 3-bedroom, 2-bathroom detached home, ideally situated on a generous 50 x 100 corner lot in one of Ottawa's most evolving neighborhood's. Just minutes from Britannia Park and Beach, Mud Lake Conservation Area, the Ottawa River, bike paths, and scenic trails, this location offers the perfect balance of nature and city convenience. Shopping, entertainment, recreation, HWY 417, public transit, and major amenities are all within easy reach. The home itself has been fully upgraded since the current owners purchased, providing a move-in ready opportunity for families or investors alike. With an R2F zoning designation (future N2 under Ottawa's upcoming citywide zoning changes), the property also presents exciting development potential allowing up to 6 units starting in 2026. The driveway has a 10 year warranty that will transfer over. Whether your looking to settle into a charming home near the water and greenspace, or to explore future development opportunities in this high-demand area, this property offers exceptional value and versatility. (id:6289)



Essential Information

Listings #	X12445228
Price	\$749,900
Bedrooms	3
Bathrooms	2.00

Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	336 Poulin Avenue
Subdivision	6102 - Britannia
City	Ottawa
Province	Ontario
Postal Code	K2B5T8

Amenities

Parking Spaces	7
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Electric Heat Pump, Not known
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Lot Description	100 x 50 FT
Foundation	Block

Listing Details

Listing Office	EXP REALTY
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