

# \$1,050,000 - 104 Carruthers Avenue, Ottawa

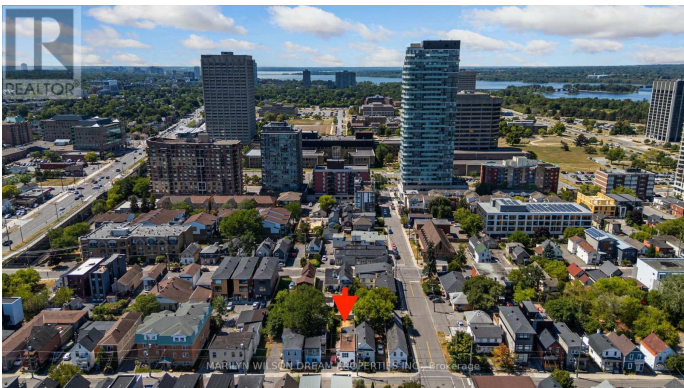
MLS® #X12450332

**\$1,050,000**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.00 Acres

4201 - Mechanicsville, Ottawa, Ontario

Welcome to 104 Carruthers Avenue, located in one of Ottawa's most connected and fast-growing neighbourhoods, just steps from Tunney's Pasture LRT, the Ottawa River pathways, and the vibrant shops and restaurants of Hintonburg and Wellington West. This 25FT X 98FT property is accessible from 2 sides (front and back), with R4 zoning offering various potential possibilities. From a multi-unit residential build, modern infill project or hold and rent the existing two-storey home while planning your dream development in this thriving community. The area is already seeing exciting redevelopment, with densification trends and potential zoning changes expected to support higher density, this property offers great potential. Enjoy the convenience of urban living with green spaces, transit, and major employment hubs at your doorstep, all less than 10 minutes from downtown. Whether an investor, builder, or visionary homeowner, this is your opportunity to create something exceptional in a community that blends lifestyle, location, and long-term value. Reach out today for more information! (id:6289)



## Essential Information

|           |             |
|-----------|-------------|
| Listing # | X12450332   |
| Price     | \$1,050,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |

Type Vacant Land

### Community Information

Address 104 Carruthers Avenue  
Subdivision 4201 - Mechanicsville  
City Ottawa  
Province Ontario  
Postal Code K1Y1N5

### Amenities

Amenities Public Transit  
Utilities Cable, Electricity, Sewer

### Interior

Appliances All  
# of Stories 2

### Exterior

Exterior Vinyl siding  
Lot Description 25.08 x 98.12 FT

### Listing Details

Listing Office MARILYN WILSON DREAM PROPERTIES INC.



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