

\$849,900 - 1327 Avenue S Avenue, Ottawa

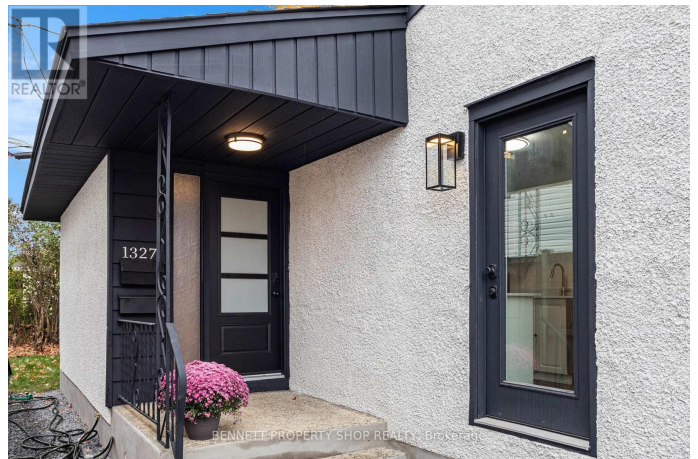
MLS® #X12461771

\$849,900

6 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

3601 - Eastway Gardens/Industrial Park,
Ottawa, Ontario

This fully renovated bungalow with secondary dwelling, located in one of the city's most convenient areas, is a turnkey gem for investors or homeowners seeking dual-income potential. The Upper unit was totally renovated from top to bottom in September 2025, including brand-new floors, Bathroom, Lighting, Stainless Steel Appliances, Quartz Countertops. The lower unit, completed in 2022, also features three bedrooms, 2 Walk-in Closets, full bathroom with tiled stand-up Shower, and a separate entrance for privacy. Both units showcase durable luxury vinyl plank flooring, modern kitchens with quartz countertops, stainless steel appliances, and stylish tiled backsplashes. Strategically situated, the property is steps from the LRT and St. Laurent Mall via an underground tunnel, with easy access to the Queensway in both directions. With close proximity to Train Yards amenities, Parliament, CSIS, and Ottawa University, its one-of-a-kind location makes the property ideal for commuters. The backyard has been recently landscaped with fresh topsoil, sod, and mulch, enhancing curb appeal. With two separate hydro meters, the home easily generates \$5000+/month plus hydro, offering significant returns for investors or the opportunity to pay off a mortgage in half the time. The upstairs unit is vacant, and downstairs tenants are set to move out by November's end, allowing you complete vacant possession. A comprehensive upgrade list is



available for serious buyers, showcasing the meticulous care put into this income-generating property. Some photos are digitally enhanced. (id:6289)

Essential Information

Listing #	X12461771
Price	\$849,900
Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1327 Avenue S Avenue
Subdivision	3601 - Eastway Gardens/Industrial Park
City	Ottawa
Province	Ontario
Postal Code	K1G0C4

Amenities

Amenities	Hospital, Park, Public Transit, Schools, Separate Electricity Meters
Features	Flat site, Level, Carpet Free
Parking Spaces	5
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Microwave, Two stoves, Two Washers, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes
Basement	Apartment in basement

Exterior

Exterior	Brick
Exterior Features	Landscaped
Lot Description	50 x 90 FT
Foundation	Block

Listing Details

Listing Office BENNETT PROPERTY SHOP REALTY



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