

\$835,000 - 2147 Mer Bleue Road, Ottawa

MLS® #X12464301

\$835,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

1117 - Avalon West, Ottawa, Ontario

Unique opportunity located at 2147 Mer Bleu Rd, Orleans! This well-located split-level home on a generous 0.21-acre lot boasts valuable IG7H(21) zoning, offering incredible flexibility for homeowners and investors alike. Imagine the possibilities: live comfortably on the main level while operating your home-based business with a separate entrance on the lower level, or easily generate rental income by utilizing the lower level as a self-contained apartment. The main floor features a functional layout with 3 Bedrooms, an open concept living and dining, and a full bathroom. For added convenience, one of the original three bedrooms has been converted into a dedicated laundry room. The lower level is a significant asset, complete with its own private entrance, a full bathroom, and a kitchen, alongside a spacious and versatile recreation room. This setup is ideal for a secondary living unit or a dedicated commercial space. Benefit from the sought-after IG7H(21) zoning, which allows for a wide range of potential uses (buyer to verify with the City of Ottawa). This flexibility maximizes your investment potential and opens doors to various business ventures or rental strategies. Enjoy unparalleled convenience with this property's prime location, just steps away from large shopping plazas. Grocery stores, retail shops, restaurants, and essential services are all within easy walking distance, ensuring a convenient lifestyle for residents or tenants. Don't miss this exceptional chance to secure a



versatile property in a highly desirable Orleans location. Whether you're seeking a live-work solution, a multi-generational living arrangement, or a smart investment with strong income potential, 2147 Mer Bleu Rd offers a unique and compelling opportunity. (id:6289)

Essential Information

Listing #	X12464301
Price	\$835,000
Bedrooms	3
Bathrooms	2.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2147 Mer Bleue Road
Subdivision	1117 - Avalon West
City	Ottawa
Province	Ontario
Postal Code	K4A3T9

Amenities

Features	Lane, In-Law Suite
Parking Spaces	8
Parking	No Garage

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stone, Vinyl siding
Lot Description	75 x 125 Acre
Foundation	Poured Concrete

Listing Details

Listing Office EXP REALTY



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