

Hooper Group Realty

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eXp Realty Brokerage

Hooper Group eXp Realty Brokerage 343 Preston Street, 11th Floor

Ottawa, ON

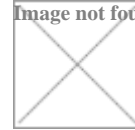
K1S 1N4

263 Second Avenue, Ottawa, ON, K1S 2H8, Canada

MLS®# 1363840



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Property Value	\$1,525,000
Type	House
Style	2 Storey
Basement	Full (Finished)
Parking	Detached garage
Year Built	1926 (approx)
Taxes	\$9,694 (2023)
Lot Frontage	50 ft
Lot Depth	103 ft
Bedrooms	4
Bathrooms	3 full

## Description

Meticulously maintained 2-storey spacious family home with three full foundation additions to main floor and basement. Over 3,000 sqft of finished living space. Main floor offers potential for office, in-law suite or family room. Large living room with gas fireplace. Dining room expands to south facing sunroom/den. Main floor 3-piece bath and spacious foyer entrance. Second floor features 3 bedrooms and 5-pc bath. Potential for development of 3rd floor attic. Fully finished basement with rec room, bedroom, bathroom, spa (sauna, double Jacuzzi and shower), workshop and storage. Home rewired and painted, 2023. Oversized single garage, built 2009 with rough-in for car charger. Premium lot (50' X 103'). A prime location close to Glebe Community Centre, 2 schools, Montessori, churches, parks, tennis, fitness and Bank St amenities. Inspection report available after showing and upon request.

