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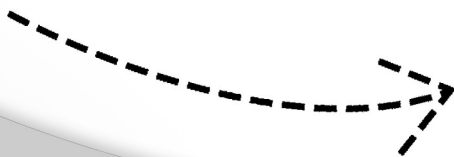


**591 Churchill Ave N, Ottawa  
Ontario K1Z 5E6**

**\$1,075,000**

## Property Information

Property Type	• Residential
Property Style	• 1.5 Storey
Beds	• 3
Baths	• 1.5
Taxes	• \$6,461 / 2025
Sq. Footage	• 1398 MPAC ft
Lot Size	• 66.61 x 79.58
Year Built	• 1945
MLS®	• 3467062



# Property Description

A great opportunity in Westboro. Developers? Visionaries? Everything points to incredible potential. Residential or commercial. This prime lot measures at a very useful, 67' x 80' (approx), which can accommodate a wide range of configurations. The house itself is a cute, all brick, solid post-war home, with good bones, and can be reimagined into something unique and special. 1 1/2 storey sits atop a commanding lot framed by a charming stone walkway / retaining wall. The main floor features a functional kitchen, living and dining rooms, the primary bedroom and 3-piece bathroom. There is an additional 2 bedrooms on the 2nd floor. Lower level possibilities & a three-season sunroom looks out the back. Imagine!



## Property Features

- Amazing Opportunity in Westboro!
- City of Ottawa's New Zoning Laws
- Prime Lot Measures approx 67' x 80'
- Development Potential for Many Uses
- Solid 1 1/2 Storey All Brick Home
- Main Floor Primary Bedroom
- Lots of Character and Potential
- Hardwood Throughout Main Areas
- Sunroom & Lower Level Possibilities!
- City Corridor Slated for Development

Helping you is what we do

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