

# \$225,000 - 7771 Lawrence Street, Ottawa

MLS® #X12293625

**\$225,000**

2 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

1604 - Vernon, Ottawa, Ontario

This 2 storey home with a detached two-car garage offers potential for renovation or redevelopment. Zoned Home Enterprise, the property may support certain home-based business uses (buyers to verify permitted uses with the City of Ottawa). The existing structure includes two bedrooms with a semi-functional layout. The septic and well systems are operational. Structural repairs are required, particularly to the main room and crawl space. Depending on vision and plans, buyers may consider a partial renovation or full rebuild. A smaller section of the home may serve as a starting point for restoration. Located on a good-sized lot in a quiet village setting, this property offers value for those seeking a project with potential. Great location just off Back Street, 25 minutes from downtown and 20 minutes to the airport, and only 10 minutes to shopping. Vernon is a beautiful rural area within the Ottawa city boundary, known for its welcoming community and peaceful rural charm. (id:6289)



## Essential Information

|           |               |
|-----------|---------------|
| Listing # | X12293625     |
| Price     | \$225,000     |
| Bedrooms  | 2             |
| Bathrooms | 2.00          |
| Acres     | 0.00          |
| Type      | Single Family |

Sub-Type Freehold

## Community Information

Address 7771 Lawrence Street  
Subdivision 1604 - Vernon  
City Ottawa  
Province Ontario  
Postal Code K0A3J0

## Amenities

Amenities Park  
Utilities Natural Gas Available, Cable, Electricity Connected  
Features Irregular lot size, Flat site  
Parking Spaces 8  
Parking Detached Garage, Garage  
# of Garages 2

## Interior

Appliances Oven, Washer  
Heating Electric Baseboard heaters  
Cooling None  
# of Stories 2

## Exterior

Exterior Stucco  
Lot Description 96.5 x 209 FT  
Foundation Block, Unknown

## Listing Details

Listing Office EXIT REALTY MATRIX



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