

\$1,495,000 - 504 Hilson Avenue, Ottawa

MLS® #X12429173

\$1,495,000

6 Bedroom, 2.00 Bathroom,
Multi-family on 0.00 Acres

5003 - Westboro/Hampton Park, Ottawa,
Ontario

Exceptional Investment & Development Opportunity in the Heart of Westboro! Nestled in one of Ottawa's most sought-after neighbourhoods, this legal duplex offers incredible potential for investors, developers, or those looking to secure a prime piece of real estate. Each side of the duplex features three generous bedrooms, a full bathroom, spacious living areas, and private entrances ideal for generating reliable rental income or multi-generational living. The property also includes a detached garage and a vacant lot next door, opening up endless possibilities for future development, whether you're looking to expand, sever, or build new. Situated steps from Westboro's vibrant shops, cafes, transit, and top-rated schools, this is a rare chance to own a versatile property in a high-demand urban location. Don't miss out on this outstanding opportunity to invest, develop, or create your dream project in the heart of Westboro. Vacant land being sold with the 502/504 Hilson property, already been severed please see 249 Iona for more info regarding the lot. Neighbourhood is zoned R3H making this a prime development opportunity. (id:6289)



Essential Information

Listing #	X12429173
Price	\$1,495,000

Bedrooms	6
Bathrooms	2.00
Acres	0.00
Type	Multi-family

Community Information

Address	504 Hilson Avenue
Subdivision	5003 - Westboro/Hampton Park
City	Ottawa
Province	Ontario
Postal Code	K1Z6C7

Amenities

Utilities	Cable, Electricity, Sewer
Features	Guest Suite, In-Law Suite
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Water Heater, Two stoves, Two Washers, Two Refrigerators
Heating	Wood Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Lot Description	15.4 x 63 FT
Foundation	Block

Listing Details

Listing Office	PAUL RUSHFORTH REAL ESTATE INC.
----------------	---------------------------------



Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on November 4th, 2025 at 10:46pm EST