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eXp Realty Brokerage

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

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K1S 1N4

350 Selby Avenue, Ottawa, ON, K2A 3X6, Canada

MLS®# 1384102



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Property Value	\$1,299,000
Type	House
Style	Detached
Basement	Full (Finished)
Parking	2 Car Garage
Year Built	1975
Taxes	\$ 6,923.51 (2023)
Lot Frontage	50 ft
Lot Depth	100 ft
Bedrooms	5
Bathrooms	2 full & 1 half

## Description

Discover the unparalleled allure of 350 Selby Avenue. This exceptional property presents a rare opportunity to reside in a serene, low-traffic enclave that boasts direct access to the NCC greenspace, Ottawa River views and the redeveloped Westboro Beach. Positioned just steps away from vibrant shops and restaurants, this property offers the best of both worlds: convenient city living seamlessly blended with the tranquility of a secluded retreat. Whether you choose to move in as-is or build the custom home of your dreams, the possibilities are endless with this expansive 50'x100' lot, zoned R3E. The existing high ranch home is a testament to spacious and comfortable living, featuring an impressive layout that includes 3 + 2 beds, ensuring ample space for family, guests, & a home office. The attached double garage offers convenience and security, while the large eat-in kitchen is perfect for both casual meals & entertaining. Property sold as is-where is.



