

ENGEL & VÖLKERS

15 Lowrey Street

HINTONBURG



PROPERTY DESCRIPTION

Rare opportunity in the heart of Hintonburg! Charming detached 3-bedroom, 2-bath century home on a generous 33' x 99' lot, offering incredible flexibility to move in, renovate, or invest. Featuring a spacious foyer, formal living & dining rooms, renovated kitchen with quartz countertops & induction cooktop, plus a versatile rear addition with endless potential.

PROPERTY HIGHLIGHTS



3 BEDROOM



2 BATHROOM



2 PARKING





Room Dimensions

Main Floor

- Foyer: 16'1" x 5'7"
- Living Room: 11'0" x 9'3"
- Dining Room: 10'11" x 9'11"
- Kitchen: 15'5" x 7'1"
- Bathroom: 9'0" x 5'0" (4Pc Bath)
- Rec Room: 16'8" x 12'5"
- Rec Room: 15'6" x 12'5"

Second Floor

- Primary Bedroom: 15'7" x 8'3"
- Bedroom: 11'2" x 9'1"
- Bedroom: 12'5" x 11'0"
- Bathroom: 7'9" x 3'11" (4Pc Bath)

Associated Costs

APPROX UTILITY COST

Hydro: \$180/ month

Water: \$80 month

PROPERTY TAXES: \$5113/2026

Additional Info

- Heating: Forced Air
- Cooling: Central Air
- Possession: Flexible

Property Features & Upgrades

- Detached 2-storey century home in the heart of Hintonburg
- Situated on a generous 33' x 99' lot
- Rare opportunity to own in one of Ottawa's most sought-after neighbourhoods
- 3 bedrooms and 2 full bathrooms
- Approximately 1,614 sq. ft. above grade
- Formal living and dining rooms
- Renovated kitchen with quartz countertops
- Induction cooktop in the kitchen
- Flexible floor plan with former duplex configuration
- Rear addition offers exceptional renovation potential
- Two generous bonus rooms ready for your vision
- Ideal for additional living space, home office, or future renovation
- Beautifully landscaped backyard
- Private driveway with parking for two vehicles
- Lennox high-efficiency gas furnace (2019)
- Roof replaced in 2019
- R4UB zoning offering excellent redevelopment potential
- Located on a quiet residential street
- Steps to cafés, restaurants, parks, and the LRT
- Surrounded by significant neighbourhood infill and redevelopment
- Inclusions: Stove, dishwasher, microwave, window coverings, induction cooktop (excluding fridge, washer, dryer, freezer, dining room light fixture, and living room pendant light)



ENGEL & VÖLKERS®

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted. All dimensions are approximate.

