



## 256 Ste Anne Avenue, Ottawa, K1L7C4, Close to downtown

Vanier Duplex

Close to downtown at an affordable price! Main floor is a spacious one bedroom apartment, second floor is a 2 bedroom unit with 4pc bath. Legal duplex with separate hydro meters. Each unit equipped with separate in-unit laundry. New staircase to 2nd level (2017). New boiler system installed 2014. Roof 2006. Basement also being rented out as storage area for \$150/m. Main floor (1 bed) rents for \$950/m, upper unit (2 bed) rents for \$1,000/m.

### LAND INFORMATION:

Frontpage : 33ft  
Depth : 95ft  
Square feet : 3135

### BUILDING INFORMATION:

House Style : Duplex  
Exterior Finish : Siding  
Built on : 195  
Number of Floors : 2

### CONVENIENCE: