



187 SECOND AVE

GLEBE

Perfectly positioned on Second Avenue, just far enough from Bank Street to enjoy quiet mornings on the front porch, yet close enough to pop out for coffee, dinner, or that last-minute ingredient. Set on a generous 50' x 100' lot, this classic Glebe home is ready for its next chapter. The essentials are all here — a private driveway and garage, and inviting living and dining rooms that retain their original character, complemented by charming wood trim and baseboards throughout. Beyond what exists today is an exciting opportunity to thoughtfully curate a home that reflects your own vision and takes full advantage of this exceptional property. Put down your own roots on one of the Glebe's coveted Avenues and create something truly special. Come discover the potential and live life well in the Glebe.



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PHOTOS HAVE BEEN VIRTUALLY STAGED

MARLAND TEAM
ROB MARLAND - BROKER OF RECORD

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Property Type: Detached 2 Storey

Bedrooms: 5

Bathrooms: 3

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	6'5" x 3'6"
Living Room	Main	19'10" x 13'6"
Dining Room	Main	10'11" x 15'10"
Kitchen	Main	12'1" x 12'0"
Breakfast Nook	Main	6'4" x 12'0"
Mud Room	Main	6'8" x 8'4"
Powder Room (2 Pc)	Main	6'4" x 3'6"
Primary Bedroom	2nd	10'4" x 12'0"
Bedroom	2nd	12'1" x 12'0"
Bedroom	2nd	12'2" x 16'2"
Bedroom	2nd	15'2" x 16'2"
Bath	2nd	4 Piece
Bedroom	2nd	15'11" x 21'9"
Office	2nd	11'4" x 6'4"
Rec Room	Basement	17'1" x 19'9"
Kitchen/Laundry	Basement	17'4" x 9'0"
Den	Basement	9'7" x 7'3"
Full Bath	Basement	6'11" x 7'9"

Property Information:

- 2026 Property Taxes: \$11,741.74
- Lot Size: 50.0 ft x 103.0 ft
- Rental Items: HWT & Boiler

Neighbourhood Highlights:

- A short walk to summer biking/running and winter skating on the Rideau Canal
- Neighbourhood green spaces, parks and walking trails
- Steps from boutiques, coffee shops, bakeries, and fine dining
- Serviced by top-ranked elementary and secondary schools across all four public, Catholic, English, and French school boards
- Proximity to Carleton University
- Lansdowne & TD Place - RedBlacks games, Atletico Ottawa, farmers' market, Cineplex cinema, and restaurants

