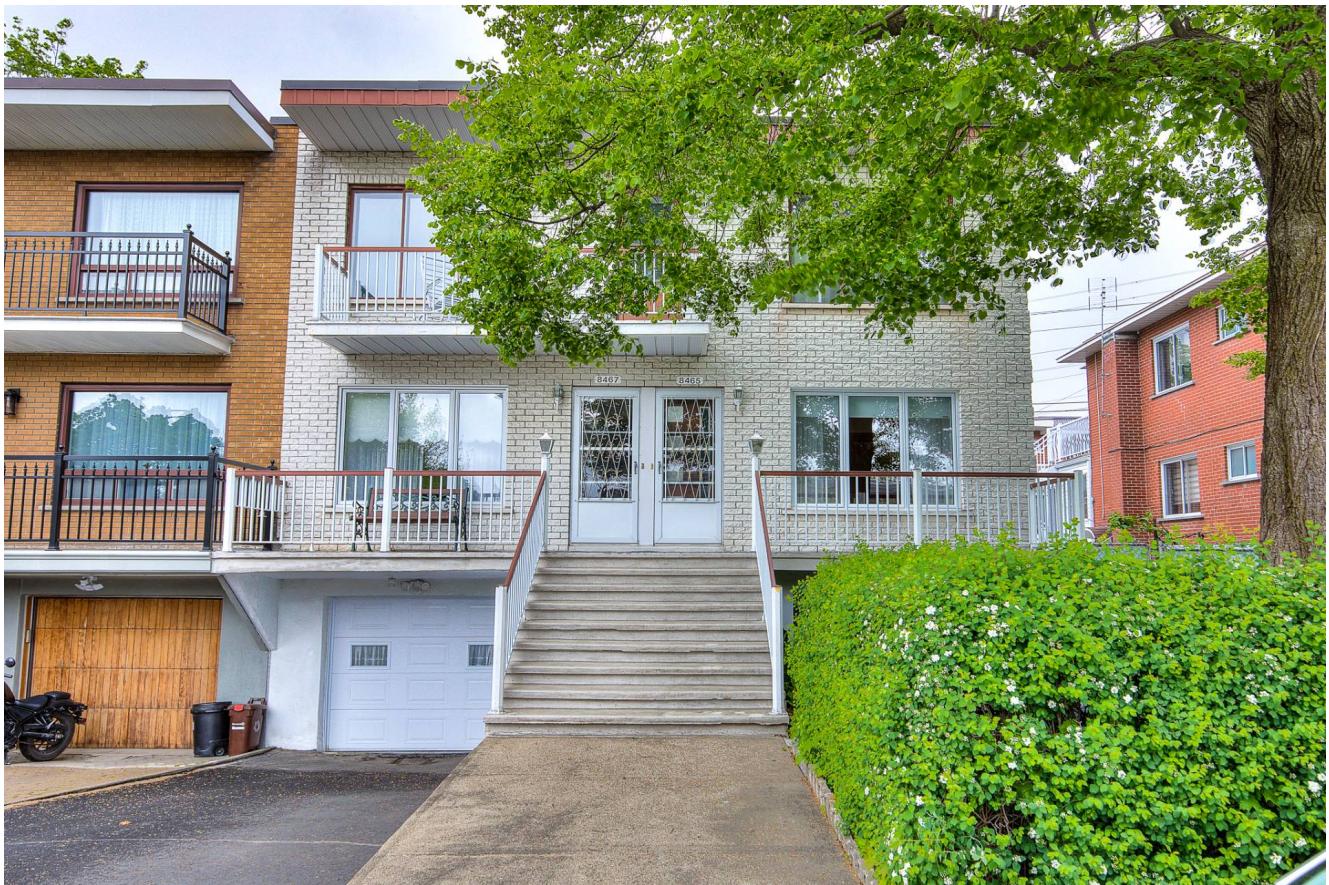




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Delivering the Impossible  
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**Montréal (Saint-Léonard)-8465-8467, Rue de Bretagne**

**\$949,000**



**8465-8467, Rue de Bretagne, Montréal (Saint-Léonard),  
H1R2W9**

ULS : 22759107

[VISITE DE LA PROPRIÉTÉ](#)

Whose luck! Beautiful duplex conveniently located on street corner, facing Alphonse-Pesant school. Ideal for owner-occupiers, with ground floor + basement, garage, landscaped and fenced courtyard. Prime location, close to parks, schools, public transit, restaurants and shops on Bd Viau. Easy access to major arteries: Pie-IX, Lacordaire, Jarry, Jean-Talon, A25 and Métropolitaine. 5 min from the future Viau metro station (blue line) and less than 20 min from downtown. A great opportunity to house your family in a quiet, convenient neighborhood.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	3

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$257,200.00
Évaluation du bâtiment	\$450,300.00
Évaluation municipale	\$707,500.00

#### Taxes

Municipale	\$4,855.00
École	\$569.00
Total	\$5,424.00

### ADDENDA

Whose luck!

Single occupancy - Beautiful duplex on street corner, facing an elementary school!

Well-maintained property. Several renovations have been carried out over the years, including: the three brick walls were replaced, the roof was recently recovered, part of the windows have been changed, and much more. Come and see for yourself!

Ideal for an owner-occupant, this charming, well-maintained duplex offers the possibility of comfortably housing your family on the first floor with basement. You'll enjoy a garage, landscaped and fenced yard, all in a quiet, family-friendly environment.

Located directly across from Alphonse-Pesant elementary school, this duplex boasts a prime location close to parks, public transit, shops, restaurants and much more. You'll also be a stone's throw from Viau, Pie-IX, Lacordaire, Langelier, Jarry and Jean-Talon, as well as the Métropolitaine (A40) and A25 highways.

The future Viau metro station (blue line) is just 5 minutes away, making it easy to get to downtown, less than 20 minutes away.

Don't miss this exceptional opportunity!

## Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1966
Number of Rooms	6
Superficie Habitable	2,559.68 PC
Nombre d'étages	2
Revêtement	Brick
Toiture	Asphalt and gravel
Garage	Heated , Fitted , Single width

## Caractéristiques du terrain et extérieur

Dimensions du terrain	12.80 ft x 79.17 ft
Superficie du terrain	3,355.14 SF

Stat. (total)	Outdoor , 1 , Garage , 1
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
<b>Caractéristiques</b>				
Système de chauffage			Electric baseboard units	
Énergie de chauffage			Electricity	
Équipements / services			Wall-mounted heat pump	
Approvisionnement en eau			Municipality	
Système d'égout			Municipal sewer	
Toiture			Asphalt and gravel	
Zonage			Residential	
Sous-sol			6 feet and over , Finished basement	
Allée			Asphalt	
Aménagement paysager			Fenced , Landscape	
Fondation			Poured concrete	

## INCLUSIONS & EXCLUSIONS

Inclusions	Dishwasher, Wall-mounted heat pump, Light Fixtures, All blinds, rods and curtains. 1 Electric water heater.
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