



Mario Conte  
Delivering the Impossible  
P : 514 894 9400  
E : mario@marioconte.com

**Montréal (Ahuntsic-Cartierville)-9024-9026, Rue Verville**

**\$775,000**



**9024-9026, Rue Verville, Montréal (Ahuntsic-Cartierville),  
H2N1Y3**

ULS : 13301413

[VISITE DE LA PROPRIÉTÉ](#)

RARE FIND IN AHUNTSIC | FULLY VACANT DUPLEX FOR THE BUYER A true gem in a highly sought-after neighborhood! Golden opportunity for an owner-occupant or investor (great optimization potential \$). This duplex offers complete freedom to the buyer--perfect for your dream living project or maximizing income potential. The spacious main unit features 3 bedrooms spread over 2 levels (ground floor + basement),and the upper 5? unit is available immediately. Charming grassy backyard and a dream location just steps from Chabanel Street with its caf?s, bistros, and boutiques. Close to schools & CEGEP, quick access to Cremazie metro & March? Centrale

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

### Financiers

#### Évaluation municipale

Évaluation du terrain	\$170,500.00
Évaluation du bâtiment	\$419,100.00
Évaluation municipale	\$589,600.00

#### Taxes

Municipale	\$3,830.00
École	\$460.00
Total	\$4,290.00

### ADDENDA

#### Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1958
Number of Rooms	7

Nombre d'étages	2
Toiture	Asphalt and gravel

## Caractéristiques du terrain et extérieur

Superficie du terrain 2,062.38 SF

Proximité	Highway , Cegep , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Public transport
-----------	--

## DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	8.6x13.0 ft	Wood	
Bedroom	1st level/Ground floor	11.0x9.0 ft	Wood	double salon
Master bedroom	1st level/Ground floor	11.0x11.0 ft	Wood	
Kitchen	1st level/Ground floor	13.5x14.4 ft	Ceramic tiles	Oak Cabinets
Bathroom	1st level/Ground floor	5.0x6.0 ft	Ceramic tiles	Renovated
Playroom	Basement	11.0x16.0 ft	Carpet	
Workshop	Basement	20.0x20.4 ft	Concrete	Wash Mach Instal

## Caractéristiques

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
Fondation	Poured concrete

## **INCLUSIONS & EXCLUSIONS**

Inclusions      Electric fixtures, blinds, curtains, 2 electric water heaters, wall-mounted heat pump, electric air exchanger

