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Delivering the Impossible
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Montréal (Villeray/Saint-Michel/Parc-Extension)-7049-7051, Av. Bloomfield

$825,000



7049-7051, Av. Bloomfield, Montréal (Villeray/Saint-Michel/Parc-Extension), H3N2G7

ULS : 20099085

VISITE DE LA PROPRIÉTÉ

Charming renovated duplex in a fast-growing neighbourhood, featuring a bright main floor and a top unit available to the future owner. This inviting unit offers high ceilings, beautiful original wood floors, and access to a private yard. The main floor includes a modern kitchen and bathroom updated au goût du jour. Basement with crawl space and storage. Roof replaced approx. 10 years ago. Ideally located near Université de Montréal MIL campus, Jean-Talon shops and Acadie metro--perfect for owner-occupants seeking comfort and convenience.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$282,400.00
Évaluation du bâtiment	$305,400.00
Évaluation municipale	$587,800.00
Taxes	
Municipale	$3,827.00
École	$464.00
Total	$4,291.00

ADDENDA

Charming renovated duplex located in a fast-growing neighbourhood, offering a bright and spacious main floor and the 2nd floor unit available to the future owner. The main floor inviting unit features high ceilings, beautiful original wood floors, and access to a lovely private yard--perfect for enjoying sunny afternoons.
The main floor has been tastefully updated with a modern kitchen and bathroom, designed au goût du jour. The property also includes a crawl space and additional storage in the basement, as well as a roof replaced approximately 10 years ago.
Ideally situated near the Université de Montréal MIL campus, Jean-Talon Street shops, and Acadie metro, this duplex combines character, comfort, and excellent owner-occupant potential in a sought-after location.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1927
Number of Rooms	5
Nombre d'étages	2
Toiture	Elastomer membrane

Caractéristiques du terrain et extérieur

Dimensions du terrain	7.63 ft x 75.46 ft
Superficie du terrain	1,899.85 SF
Proximité	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Dining room	1st level/Ground floor	3.6x3.3 M	Wood	
Living room	1st level/Ground floor	2.7x3.3 M	Wood	Double living room
Bedroom	1st level/Ground floor	2.7x2.3 M	Wood	

Bedroom	1st level/Ground floor	3.2x3.7 M	Wood	
Master bedroom	1st level/Ground floor	3.8x3.9 M	Wood	

Caractéristiques

Énergie de chauffage	Electricity
Équipements / services	Wall-mounted air conditioning
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Elastomer membrane
Zonage	Residential
Sous-sol	Crawl Space

INCLUSIONS & EXCLUSIONS

Inclusions	Curtains, Rods, Blinds, 2 electric hot water tank
Exclusions	Light Fixtures

MARIO CONTE
REAL ESTATE BROKER