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

**\$849,000**



**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 go?t du jour. Basement with crawl space and storage. Roof replaced approx. 10 years ago. Ideally located near Universit? de Montr?al MIL campus, Jean-Talon shops and Acadie metro--perfect for owner-occupants seeking comfort and convenience.

## INFORMATIONS D?TAILS

### PROPRI?T? EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

### Financiers

#### ?valuation municipale

?valuation du terrain	\$282,400.00
?valuation du b?timent	\$305,400.00
?valuation municipale	\$587,800.00

#### Taxes

Municipale	\$3,827.00
?cole	\$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 go?t 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 Universit? de Montr?al MIL campus, Jean-Talon Street shops, and Acadie metro, this duplex combines character, comfort, and excellent owner-occupant potential in a sought-after location.

## D?tails du b?timent et int?rieur de la propri?t?

Cat?gorie de propri?t?	Multi-family (2 to 5 units)
Ann?e de construction	1927
Number of Rooms	5
Nombre d'?tages	2
Toiture	Elastomer membrane

## Caract?ristiques du terrain et ext?rieur

Superficie du terrain	1,899.85 SF
Proximit?	Highway , Cegep , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

## D?TAILS DES PI?CES

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