Mario Conte
Delivering the Impossible
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Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-7885, Av. Auguste-Piccard

$560,000

7885, Av. Auguste-Piccard, Montréal (Rivière-des-Prairies/Pointe-aux-Trembles), H1E1M2

ULS : 20548828

VISITE DE LA PROPRIÉTÉ

Beautiful semi-detached home offering the perfect blend of comfort and functionality! Featuring 5 bedrooms (2 are in the basement) , 2 full bathrooms, and 1 powder room, this well-maintained property boasts bright living spaces, a modern kitchen, and a fully finished basement. Enjoy a spacious backyard with low-maintenance synthetic turf. Ideally located near schools, parks, daycare centers, shopping, public transit, and quick access to Highways 25 and 40. A perfect home for families seeking space, convenience, and a great location!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	5
Salle de bain en vedette	2
Salle d'eau en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$198,800.00
Évaluation du bâtiment	$305,100.00
Évaluation municipale	$503,900.00
Taxes	
Municipale	$3,085.00
École	$316.00
Total	$3,401.00

ADDENDA

Welcome to this beautiful semi-detached home that perfectly combines comfort, modern design, and an exceptional lifestyle!
From the moment you arrive, you'll be impressed by its bright living spaces and thoughtfully designed layout, perfectly suited for today's family. The main floor features an inviting open-concept living area with a sun-filled living room, a modern kitchen, and a welcoming dining area ideal for family meals and entertaining. A convenient powder room completes this level.
Upstairs, you'll find three generously sized bedrooms and a full bathroom designed to meet the needs of a busy household.
The fully finished basement adds valuable living space, featuring a spacious family room, an additional bedroom ideal for guests, a home office, or a teenager's retreat, as well as a bathroom with a shower.
Outside, enjoy a large backyard with synthetic turf, allowing you to make the most of your outdoor space without the hassle of lawn maintenance.
Located in a sought-after family-friendly neighborhood, this property offers easy access to parks, daycare centers, elementary and secondary schools, and the Marie-Victorin College. You'll also be just minutes from grocery stores, pharmacies, Costco, Adonis, Galeries d'Anjou, and Place Versailles.
Commuting is effortless with quick access to Highways 25 and 40, as well as public transportation providing direct connections to Henri-Bourassa and Radisson metro stations.
A turnkey property offering space, comfort, and a prime location for the entire family!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1972
Number of Rooms	11
les fenêtres	PVC
Type de Windows	Crank handle , French window
Revêtement	Brick , Vinyl
Toiture	Asphalt and gravel

Caractéristiques du terrain et extérieur

Dimensions du terrain	9.83 ft x 96.66 ft
Superficie du terrain	3,056.98 SF
Stat. (total)	Outdoor , 2
Proximité	Highway , Cegep , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	5.7x4.7 ft	Ceramic tiles	
Living room	1st level/Ground floor	15.6x10.5 ft	PVC	
Kitchen	1st level/Ground floor	17.4x9.1 ft	PVC	
Dining room	1st level/Ground floor	10.1x8.9 ft	PVC	
READING CORNER	1st level/Ground floor	9.8x9.6 ft	PVC	
Washroom	1st level/Ground floor	4.8x5.6 ft	Ceramic tiles	
Master bedroom	2nd floor	15.3x9.9 ft	Floating floor	
Bedroom	2nd floor	13.8x9.0 ft	Floating floor	
Bedroom	2nd floor	8.0x9.9 ft	Floating floor	
Bathroom	2nd floor	4.9x9.1 ft	Ceramic tiles	
Playroom	Basement	17.9x16.3 ft	PVC	
Bedroom	Basement	9.4x9.9 ft	PVC	
Bathroom	Basement	13.0x6.1 ft	Ceramic tiles	
Bedroom	Basement	10.8x15.8 ft	PVC	

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity

Équipements / services	Wall-mounted air conditioning , 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 , Separate entrance , Finished basement
Allée	Plain paving stone
Aménagement paysager	Fenced , Landscape
Fondation	Poured concrete
Services disponibles	Fire detector

INCLUSIONS & EXCLUSIONS

Inclusions	Light fixture, Hot water tank
Exclusions	Gazebo , Đishwasher, curtains/blinds and rods . Decoratif Shelf in the washrrom . Electric hotwater tank is leased approx 28$ per month .

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REAL ESTATE BROKER