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

Montréal (Ahuntsic-Cartierville)-9055-9057, Rue Verville

$709,900

9055-9057, Rue Verville, Montréal (Ahuntsic-Cartierville), H2N1Y2

ULS : 13856513

VISITE DE LA PROPRIÉTÉ

Located on Verville Street, this duplex is in excellent condition and has been meticulously maintained by its owner. The ground floor, featuring (2 +1) Bedroomsand a basement, is available to the buyer, while the upper level offers a spacious 5 ½ plus (Double Salon) . Several recent renovations, including windows and roof. Backyard with shed and lane access. Prime location just 5 minutes from Marché Central, close to Highway 40, Chabanel train station, and public transit. Highly sought-after family area, near schools, daycares, Jarry and Saint-Simon-Apôtre parks, as well as shops and essential services.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale	
Évaluation du terrain	$171,600.00
Évaluation du bâtiment	$433,300.00
Évaluation municipale	$604,900.00
Taxes	
Municipale	$3,929.00
École	$488.00
Total	$4,417.00

ADDENDA

Duplex for Sale in Ahuntsic
Note:The upper tenant is over 70 years of age and is residing in te dwelling for more than 10 years. The unit is leased at 800$ per month to 30 June 2026 .
The main floor unit shall be available for occupancy for the new buyers.
Located on Verville Street, in the heart of Ahuntsic, this duplex is in excellent condition and has been carefully maintained by its owner over the years.
The ground floor, featuring (2 + 1 Bedroom) and a basement, is available to the buyer. The upper level also offers a spacious 5 ½ with (Double Salon) . Recent upgrades include (replacement of certain thermos in the windows and roof replacement. Outside, the property features a backyard with a shed and convenient lane access.
This duplex represents a unique investment opportunity, combining a prime location with attractive income potential. Just a five-minute walk from Marché Central, you'll also enjoy quick access to Highway 40, Chabanel train station, and various public transit options.
The neighborhood is ideal for families, with schools, daycares, and childcare centers nearby, along with Jarry Park and Saint-Simon-Apôtre Park, offering playgrounds, splash pads, and a winter skating rink. Supermarkets, pharmacies, local shops, restaurants, and cafés further enhance the convenience of this sought-after area. Also not too far College Ahuntsic and Centre Sportif Claude Robillard.
A peaceful and desirable neighborhood that perfectly balances quality of life with accessibility.
Owner states it is easy to obtain a vignette.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Taille	
Année de construction	1956
Number of Rooms	6
Nombre d'étages	2
les fenêtres	PVC
Revêtement	Brick , Stone
Toiture	Asphalt and gravel

Caractéristiques du terrain et extérieur

Dimensions du terrain	7.62 ft x 83.01 ft
Superficie du terrain	2,075.30 SF
Topographie	Flat
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description

Caractéristiques

Énergie de chauffage	Electricity
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Sous-sol	6 feet and over
Aménagement paysager	Fenced , Landscape
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Shed, 2 hot water tanks (1 Hot Water Tank is 10 years old) , light fixutres
Exclusions	Curtains and rods, all 3 appliances

MARIO CONTE

REAL ESTATE BROKER