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Delivering the Impossible
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**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-12367,
Rue J.-A.-Rouleau**

\$645,000



**12367, Rue J.-A.-Rouleau, Montréal (Rivière-des-
Prairies/Pointe-aux-Trembles), H1E6H5**

ULS : 14141813

[VISITE DE LA PROPRIÉTÉ](#)

A great opportunity for DIY enthusiasts! This 3 bedroom and 2 bathroom property offers excellent potential for those who wish to renovate and personalize it to their taste. Ideally located close to numerous amenities, it's just steps from Marie-Claire-Daveluy and René-Masson parks, and less than a 20-minute walk from the beautiful waterfront. You'll also enjoy easy access to local schools, shops, essential services, and public transportation. A wonderful opportunity to create a home that reflects your style in a convenient and pleasant neighbourhood!

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	1
Salle d'eau en vedette	1
Garage en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$201,700.00
Évaluation du bâtiment	\$337,400.00
Évaluation municipale	\$539,100.00

Taxes

Municipale	\$3,705.00
École	\$392.00
Total	\$4,097.00

Énergie

Électricité	\$3,202.00
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ADDENDA

A Desirable Location in Rivière-des-Prairies
Located in the sought-after Rivière-des-Prairies neighbourhood, this property offers a pleasant residential setting, ideal for families and those seeking a balance between a peaceful atmosphere and urban convenience. The area features a variety of parks, green spaces and recreational facilities, perfect for walking, outdoor activities and spending quality time with family. Residents also benefit from access to local schools, libraries, sports facilities, shopping and everyday amenities. Public transportation connects the neighbourhood to various parts of Montréal, while nearby major roadways provide convenient access for daily commuting. Rivière-des-Prairies is appreciated for its family-friendly atmosphere, natural surroundings and proximity to the Rivière des Prairies, offering a desirable lifestyle in Montréal's East End

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1985
Number of Rooms	10
Superficie Habitable	1,697 PC
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	31 ft x 115 ft
Superficie du terrain	3,692.37 SF
Stat. (total)	Outdoor , 2 , Garage , 1
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
Living room	1st level/Ground floor	10.8x18 ft	Floating floor	

Dining room	1st level/Ground floor	13x8 ft	Ceramic tiles	
Bathroom	1st level/Ground floor	5x8 ft	Ceramic tiles	
Kitchen	1st level/Ground floor	12x11.6 ft	Ceramic tiles	
Master bedroom	2nd floor	14.6x15.6 ft	Parquetry	
Bedroom	2nd floor	11x9.6 ft	Parquetry	
Bedroom	2nd floor	11x9.4 ft	Parquetry	
Bathroom	2nd floor	7.6x7 ft	Ceramic tiles	
Family room	Basement	14x34 ft	Floating floor	
Laundry room	Basement	5x13 ft	Tiles	

Caractéristiques

Équipements / services	Wall-mounted air conditioning
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt shingles
Zonage	Residential
Allée	Asphalt , Other , Tandem
Aménagement paysager	Fenced
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Blinds, curtains, light fixtures, pool table, wall-mounted air conditioner, garage door opener, kitchen mirror.
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