



Stéphane Garneau  
Courtier immobilier résidentiel et  
commercial Stéphane Garneau Courtier  
Immobilier Inc.  
C : 514 244-7744  
C: stephane@stephane-garneau.com

**Montréal (Villeray/Saint-Michel/Parc-Extension)-7765, Rue  
Louis-Hémon**

**\$939000**



**7765, Rue Louis-Hémon, Montréal (Villeray/Saint-  
Michel/Parc-Extension), H2E2V4**

ULS : 23624886

[VISITE DE LA PROPRIÉTÉ](#)

Situated on a sprawling 4,500 square foot lot, this property features three bedrooms and two bathrooms, offering an abundance of natural light. It also has a finished basement with a kitchen and a spacious family room. Nestled in the heart of Villeray, it benefits from a central position facilitating access to public transport, local shops, parks and educational establishments, making it the perfect choice for those wishing to settle in a vibrant and established area. from Montreal.

## INFORMATIONS DÉTAILS

### PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2

### Financiers

#### Taxes

Municipale	\$4,975.00
École	\$581.00
Total	\$5,556.00

#### Énergie

Électricité	\$2,330.00
-------------	------------

### ADDENDA

This magnificent property, spread over a generous 4,500 square feet of land, stands out for its three bright bedrooms and two modern bathrooms, promising comfort and privacy. The basement, wisely furnished, includes a functional kitchen and a large family room, ideal for moments of relaxation with the family. Located in the heart of the dynamic Villeray district, this property is strategically located to offer simplified access to means of transport, local shops, green spaces and renowned schools, thus embodying a dream opportunity for those aspiring to an enriching city life to Montreal.

LOCATION

- + A short walk away, the Iberville metro station on the blue line can be reached in less than 500 meters, guaranteeing rapid mobility across the city.
- + The quiet, family-friendly residential environment of the street adds to the charm of the place.
- + The nearby Gabriel-Sagard and Nicolas-Tillemont parks offer green and peaceful escapes.
- + The lively rue Beaubien, with its varied shops, is just a stone's throw away.
- + Supermarkets, pharmacies and restaurants are just around the corner, on Jean-Talon, while Parc Molson invites you to relax, a 20-minute walk away.
- + Families will appreciate the presence of a daycare and the Saint-Barthélemy primary school, recognized for its international program accredited by the IB, located opposite the property.
- + Access to secondary and higher education establishments, such as the University of Montreal and the Lycée Stanislas, is facilitated by public transport.
- + Finally, the property benefits from excellent connections to highways 20 and 19, allowing quick access to the main roads, including those leading to the South Shore, thus offering a perfect balance between urban life and tranquility.

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1950
Number of Rooms	13
Revêtement	Brick
Toiture	Asphalt shingles

Caractéristiques du terrain et extérieur

Dimensions du terrain	50 ft x 90 ft
Superficie du terrain	4,500 SF
Topographie	Flat
Stat. (total)	Outdoor , 1
Proximité	Highway , Hospital , Park - green area , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	11.1x15.1 ft	Ceramic tiles	
Dining room	1st level/Ground floor	11.2x14.6 ft	Ceramic tiles	
Living room	1st level/Ground floor	11.7x20 ft	Ceramic tiles	
Solarium	1st level/Ground floor	8.7x11.1 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	11.2x11.8 ft	Wood	
Bathroom	1st level/Ground floor	5.7x11.1 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	9.9x11.2 ft	Wood	
Bedroom	1st level/Ground floor	8.4x10 ft	Wood	
Playroom	Basement	11.4x22.9 ft	Floating floor	
Family room	Basement	14x22.7 ft	Ceramic tiles	
Kitchen	Basement	10.1x10.7 ft	Ceramic tiles	
Bathroom	Basement	7.9x10.6 ft	Ceramic tiles	
Cellar / Cold room	Basement	11.2x17.1 ft	Ceramic tiles	

Caractéristiques

Systeme de chauffage	Electric baseboard units
Énergie de chauffage	Electricity

Équipements / services	Wall-mounted air conditioning
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Appareils de location	Water heater , 1
Toiture	Asphalt shingles
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Plain paving stone
Aménagement paysager	Fenced
Armoire	Wood
Fondation	Poured concrete

## INCLUSIONS & EXCLUSIONS

Inclusions	Built-in oven, light fixtures, all blinds and rods, wall-mounted air conditioning, alarm system
Exclusions	Bidet seat

