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Montréal (Montréal-Nord)-12280, Av. Salk

\$509000



12280, Av. Salk, Montréal (Montréal-Nord), H1G4K3

ULS : 11948409

[VISITE DE LA PROPRIÉTÉ](#)

This 3-bedroom property offers an exceptional living environment just steps from the waterfront and Léger Boulevard. Ideally located near essential services and public transportation, this home will meet all your daily needs. Enjoy exceptional natural light thanks to large windows that bathe every room in light. Open-plan kitchen and dining room. Two-storey basement: Ideal for a playroom, office and family room, offering multiple design possibilities. Spacious outdoor space with large balcony and fenced yard.

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1
Garage en vedette	3

Financiers

Évaluation municipale

Évaluation du terrain	\$215,200.00
Évaluation du bâtiment	\$214,100.00
Évaluation municipale	\$429,300.00

Taxes

Municipale	\$3,131.00
École	\$325.00
Total	\$3,456.00

ADDENDA

This location is in the Montreal-Nord neighborhood in Montréal. Nearby parks include Parc Aimé-Léonard / La Route de Champlain, Parc St-Laurent and Parc Henri-Bourassa.

LOCATION

- + Near Bicycle paths
- + Many parks and green spaces
- + Essential services such as pharmacy, restaurants, supermarket
- + Public and private elementary and secondary schools
- + Train stations within 15 minutes (432 Lacordaire express bus to metro station)

TRANSPORTATION

Rail lines: MA 15 - Mascouche 1.9 km

Bus lines:

48 Perras 0.2 km

49 Maurice-Duplessis 0.2 km

432 Express Lacordaire 0.6 km

32 Lacordaire 0.6 km

353 Lacordaire / Maurice-Duplessis 0.6 km

140 Fleury 0.6 km

Please note there are two cadastral designations 1301760, 2952544 .

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1959
Number of Rooms	7
Type de Windows	Crank handle , French window
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Superficie du terrain	5,148.42 SF
Stat. (total)	Outdoor , 2 , Garage , 1
Proximité	Highway , Daycare centre , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Kitchen	1st level/Ground floor	10.9x15.5 ft	Ceramic tiles	

Living room	1st level/Ground floor	11.3x16.1 ft	Wood
Master bedroom	2nd floor	12.3x13.4 ft	Wood
Bedroom	2nd floor	7.8x9.9 ft	Wood
Bedroom	2nd floor	12.6x8.6 ft	Wood
Bathroom	2nd floor	5x8 ft	Ceramic tiles
Family room	Basement	17x10 ft	Tiles
Workshop	Basement	7x9.9 ft	Tiles
Playroom	Basement 2	15x20 ft	Tiles
Mecanical Room	Basement 2	6.6x16 ft	Tiles

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Sous-sol	6 feet and over , Finished basement
Allée	Asphalt
Aménagement paysager	Fenced

INCLUSIONS & EXCLUSIONS

Inclusions	Electrical fixtures, Furniture in the home .
Exclusions	Stove, fridge, hot water tank (rented)

