



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

**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-12633,
55e Avenue (R.-d.-P.)**

\$379900



**12633, 55e Avenue (R.-d.-P.), Montréal (Rivière-des-
Prairies/Pointe-aux-Trembles), H1E2L1**

ULS : 20921224

[VISITE DE LA PROPRIÉTÉ](#)

Huge potential to be transformed, this property is ideal for a young family looking to expand or simply for someone looking for a property in a quiet neighborhood. For all offers please use strictly ONLY Public Curator documents -Please see addenda

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	2
Salle d'eau en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$117,200.00
Évaluation du bâtiment	\$302,000.00
Évaluation municipale	\$419,200.00

Taxes

Municipale	\$2,499.00
École	\$274.00
Total	\$2,773.00

ADDENDA

The Property features;

- 3 bedrooms on the first floor;
- shower room on the ground floor;
- kitchen and dining room

Semi-detached house close to all services and amenities;

- Marie-Claire-Daveluy Park (tennis courts, soccer field, children's play area)

- Michelangelo International Elementary School;

- Rivière-des-Prairies AMT station

- A25 bridge leading to Laval and Downtown

- STM bus stops on Maurice-Duplessis Blvd.

Maurice-Duplessis (48, 81, 353, 448) and boul.

Rivière-des-Prairies (86)

- grocery stores, pharmacies, daycare centers, gas stations, bakeries, park, SAQ, banks, restaurants etc

Vendor's representative declares there was a water damage from the upper washroom and all was repaired .

Welcome to all.

The buyer is responsible for paying the costs of receipt,

notary, copies of original titles, new certificate of

location, pyrite test , title insurance, etc

***** On the offer indicate :

M. NORMAND BÉLANGER, liquidateur de la succession de M.

RÉJEAN BÉLANGER ainsi que LE CURATEUR PUBLIC ès qualités de

RÉJEANNE CARLE,

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Taille	
Année de construction	1981
Number of Rooms	8
Superficie Habitable	704 PC

Caractéristiques du terrain et extérieur

Dimensions du terrain	34 ft x 80 ft
Superficie du terrain	2,720 SF
Stat. (total)	Outdoor , 2 , Garage
Proximité	Highway , Daycare centre , Golf , Park - green area , Bicycle path , Elementary school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	14.1x12.4 ft		
Kitchen	1st level/Ground floor	10x9 ft		
Dining room	1st level/Ground floor	12.2x11.8 ft		
Master bedroom	2nd floor	14.8x13.8 ft		
Bedroom	2nd floor	14.2x9.8 ft		
Bedroom	2nd floor	10.6x9.2 ft		
Family room	Basement	30x18.5 ft		
Home office	Basement	10x9 ft		

Caractéristiques

Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Zonage	Residential
Allée	Asphalt
Aménagement paysager	Fenced

INCLUSIONS & EXCLUSIONS

Inclusions	all furniture and alarm system will be included in the sale . All is donated on an As Is Basis,
Exclusions	All appliances are excluded, Hot water tank is leased with Hydro Solutions

