



Mario Conte
Delivering the Impossible
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Montréal (Ahuntsic-Cartierville)-9024-9026, Rue Verville
\$775,000



**9024-9026, Rue Verville, Montréal (Ahuntsic-Cartierville),
H2N1Y3**

ULS : 13301413

[VISITE DE LA PROPRIÉTÉ](#)

RARE FIND IN AHUNTSIC | FULLY VACANT DUPLEX FOR THE BUYER A true gem in a highly sought-after neighborhood! Golden opportunity for an owner-occupant or investor (great optimization potential \$). This duplex offers complete freedom to the buyer--perfect for your dream living project or maximizing income potential. The spacious main unit features 3 bedrooms spread over 2 levels (ground floor + basement),and the upper 5½ unit is available immediately. Charming grassy backyard and a dream location just steps from Chabanel Street with its cafés, bistros, and boutiques. Close to schools & CEGEP, quick access to Cremazie metro & Marché Centrale

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	3
Salle de bain en vedette	1

Financiers

Évaluation municipale

Évaluation du terrain	\$170,500.00
Évaluation du bâtiment	\$419,100.00
Évaluation municipale	\$589,600.00

Taxes

Municipale	\$3,830.00
École	\$460.00
Total	\$4,290.00

ADDENDA

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Multi-family (2 to 5 units)
Année de construction	1958
Number of Rooms	7

Nombre d'étages	2
Toiture	Asphalt and gravel

Caractéristiques du terrain et extérieur

Superficie du terrain	2,062.38 SF
Proximité	Highway , Cegep , Daycare centre , 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	8.6x13.0 ft	Wood	
Bedroom	1st level/Ground floor	11.0x9.0 ft	Wood	double salon
Master bedroom	1st level/Ground floor	11.0x11.0 ft	Wood	
Kitchen	1st level/Ground floor	13.5x14.4 ft	Ceramic tiles	Oak Cabinets
Bathroom	1st level/Ground floor	5.0x6.0 ft	Ceramic tiles	Renovated
Playroom	Basement	11.0x16.0 ft	Carpet	
Workshop	Basement	20.0x20.4 ft	Concrete	Wash Mach Instal

Caractéristiques

Système de chauffage	Electric baseboard units
Énergie de chauffage	Electricity
Équipements / services	Wall-mounted heat pump
Approvisionnement en eau	Municipality
Système d'égout	Municipal sewer
Toiture	Asphalt and gravel
Zonage	Residential
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions	Electric fixtures, blinds, curtains, 2 electric water heaters, wall-mounted heat pump, electric air exchanger
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