



Mario Conte
Delivering the Impossible
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Montréal (Montréal-Nord)-11543, Av. Hénault

\$687,000



11543, Av. Hénault, Montréal (Montréal-Nord), H1G5S8

ULS : 27258816

[VISITE DE LA PROPRIÉTÉ](#)

Découvrez cette charmante maison de 4 chambres à Montréal-Nord, idéale pour une famille ! Offrant des espaces de vie lumineux, une cuisine fonctionnelle, un sous-sol aménagé et une chambre froide, elle allie confort et praticité. Chaque pièce est meublée avec soin et prête à vous accueillir. À l'extérieur, profitez d'une cour privée et d'un stationnement en pavé uni pour 3 voitures. Rénovée en 2000 et stabilisée sur pieux en 2009, cette propriété bien entretenue est une occasion à ne pas manquer. Occupation flexible -- emménagez selon votre rythme !

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2

Financiers

Évaluation municipale

Évaluation du terrain	\$242,700.00
Évaluation du bâtiment	\$146,700.00
Évaluation municipale	\$389,400.00

Taxes

Municipale	\$2,903.00
École	\$332.00
Total	\$3,235.00

ADDENDA

Your future home awaits you in Montréal-Nord!
Treat yourself to the comfort you deserve in this magnificent turnkey property, where space, light and family warmth meet. Located in a dynamic, well-served neighborhood, this spacious home is perfect for active families or lovers of quiet urban living.
Just minutes from schools, shops, parks and transportation, you'll enjoy a convenient lifestyle without compromising on quality of life. From the moment you enter, you'll be charmed by the welcoming ambience and bright rooms that suit every lifestyle.

Top features :

- + Generous living areas flooded with natural light
- + Private courtyard with paved parking for 3 cars
- + Included: appliances, quality furnishings, heat pump, light fixtures and more
- + Functional kitchen with dining area ideal for entertaining
- + Finished basement with additional bedroom and optimized storage space
- + Pantry/cold room with shelves and freezer included
- + Lots of new furniture, perfect for a hassle-free move-in

Major work carried out:

The house was completely renovated in 2000 and stabilized on piles (32) in 2009, with installation of a waterproof membrane to ensure foundation protection.

Friendly neighborhood life:

Montréal-Nord is an up-and-coming area, renowned for its parks, renowned schools, neighborhood cafés and family atmosphere. A perfect place to build your daily life, yet close to everything that matters.

Flexible occupancy - you can move in at your own pace.

Sale without legal warranty of quality, at buyer's risk.

This home is waiting for you. Contact us now to arrange a viewing!

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1956
Number of Rooms	12
Toiture	Other , Metal

Caractéristiques du terrain et extérieur

Superficie du terrain	4,750.15 SF
Stat. (total)	Outdoor , 3

Proximité Highway , Cegep , Daycare centre , Golf , Hospital , Park - green area , Bicycle path , Elementary school , High school , Public transport , University

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Hallway	1st level/Ground floor	3.5x5 ft	Ceramic tiles	
Dining room	1st level/Ground floor	11.1x15.8 ft	Wood	
Kitchen	1st level/Ground floor	10.7x11 ft	Ceramic tiles	
Master bedroom	1st level/Ground floor	11x12.2 ft	Wood	
Bedroom	1st level/Ground floor	10.9x11.1 ft	Wood	
Bedroom	1st level/Ground floor	8.6x11 ft	Wood	
Bathroom	1st level/Ground floor	11x4.9 ft	Ceramic tiles	
Family room	Basement	31.3x15.9 ft	Carpet	
Bedroom	Basement	10.2x10.4 ft	Ceramic tiles	
Bathroom	Basement	5.11x11.1 ft	Ceramic tiles	
Storage	Basement	11.8x7.9 ft	Ceramic tiles	
Wine cellar	Basement	10.6x7.2 ft	Ceramic tiles	

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	Other , Metal
Zonage	Residential
Sous-sol	6 feet and over , Finished basement

Allée

Plain paving stone

Fondation

Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions Stove refrigerator, dishwasher, kitchen tables and chairs, master bedroom furniture, office furniture on ground floor. 3rd bedroom furniture in basement, shelving in basement (in boiler room and cold room).

Exclusions Washer and Dryer

