



Mario Conte
Delivering the Impossible
P : 514 894 9400
E : mario@marioconte.com

**Montréal (Rivière-des-Prairies/Pointe-aux-Trembles)-12010,
4e Avenue (R.-d.-P.)**

\$619,000



**12010, 4e Avenue (R.-d.-P.), Montréal (Rivière-des-
Prairies/Pointe-aux-Trembles), H1E3G1**

ULS : 14599920

[VISITE DE LA PROPRIÉTÉ](#)

Immediate Occupancy - Charming 3+1 bedroom bungalow located in the heart of RDP close to all services. Semi-detached bungalow offering space and good potential. Grand open concept ground floor and kitchen opening onto 3 season veranda + 2 bathrooms. Wall-mounted air conditioning unit. Basement with large playroom + laundry room. Could be used for intergenerational living (see municipality) with separate entrance to basement. New roof (around 2019) and windows. Close to many services and shops, including public transport, and easy access to the main arteries

INFORMATIONS DÉTAILS

PROPRIÉTÉ EN VEDETTE

Chambre en vedette	4
Salle de bain en vedette	2
Garage en vedette	3

Financiers

Évaluation municipale

Évaluation du terrain	\$199,700.00
Évaluation du bâtiment	\$300,100.00
Évaluation municipale	\$499,800.00

Taxes

Municipale	\$3,434.00
École	\$389.00
Total	\$3,823.00

ADDENDA

Détails du bâtiment et intérieur de la propriété

Catégorie de propriété	Residential
Année de construction	1981

Number of Rooms	9
Superficie Habitable	1,319.67 PC
Revêtement	Brick
Toiture	Asphalt shingles
Garage	Heated , Fitted , Single width

Caractéristiques du terrain et extérieur

Dimensions du terrain	40 ft x 125 ft
Superficie du terrain	4,999 SF
Stat. (total)	Outdoor , 2 , Garage , 1
Proximité	Highway , Cegep , Daycare centre , Park - green area , Bicycle path , Elementary school , High school , Cross-country skiing , Public transport

DÉTAILS DES PIÈCES

Room	Level	Dimensions	Flooring	Description
Living room	1st level/Ground floor	10.0x16.0 ft	Parquetry	
Master bedroom	1st level/Ground floor	17.0x11.0 ft	Parquetry	
Bathroom	1st level/Ground floor	10.0x8.0 ft	Ceramic tiles	
Bedroom	1st level/Ground floor	16.0x10.0 ft		
Bedroom	1st level/Ground floor	12.10x8.0 ft		
Kitchen	1st level/Ground floor	10.0x22.0 ft	Ceramic tiles	veranda
Kitchen	Basement	14.3x10.0 ft	Ceramic tiles	patio door
Bedroom	Basement	9.0x10.6 ft	Ceramic tiles	
Playroom	Basement	16.6x25.0 ft	Ceramic tiles	fireplace

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 shingles
Zonage	Residential
Fondation	Poured concrete

INCLUSIONS & EXCLUSIONS

Inclusions Hot water tank, Wall-mounted Thermopump

