



Residential and Commercial Real Estate Broker

**BLVD IMMOBILIER**  
 Real Estate Agency  
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**Centris No. 15250827 (Active)**



**\$619,000**

**29 Place D'Argenteuil**  
**Laval (Laval-des-Rapides)**  
**H7N 1P4**

**Region** Laval

**Neighbourhood**

**Near**

**Body of Water**

<b>Property Type</b>	Bungalow	<b>Year Built</b>	1961
<b>Building Type</b>	Detached	<b>Expected Delivery Date</b>	
<b>Intergenerational</b>		<b>Seasonal</b>	
<b>Building Size</b>	37 X 28 ft	<b>Reposess./Judicial auth.</b>	No
<b>Living Area</b>		<b>Trade possible</b>	
<b>Building Area</b>	1,036 sqft	<b>Cert. of Loc.</b>	Yes (2017)
<b>Lot Size</b>	90 X 60 ft	<b>File Number</b>	
<b>Lot Area</b>	5,400 sqft	<b>Occupancy</b>	60 days PP/PR Accepted
<b>Cadastre</b>	1166766	<b>Deed of Sale Signature</b>	60 days PP/PR Accepted
<b>Zoning</b>	Residential		

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
<b>Year</b>	2024	<b>Municipal</b>	\$2,992 (2024)	<b>Common Exp.</b>	
<b>Lot</b>	\$252,800	<b>School</b>	\$327 (2023)	<b>Electricity</b>	
<b>Building</b>	\$128,500	<b>Infrastructure</b>		<b>Oil</b>	
		<b>Water</b>		<b>Gas</b>	
<b>Total</b>	\$381,300 (162.34%)	<b>Total</b>	\$3,319	<b>Total</b>	

Room(s) and Additional Space(s)				
No. of Rooms	No. of Bedrooms (above ground + basement)		No. of Bathrooms and Powder Rooms	
11	2+1		1+1	
Level	Room	Size	Floor Covering	Additional Information
GF	Living room	15.9 X 11.1 ft	Wood	Fireplace-Stove. Electric
GF	Dining room	14.8 X 10.2 ft	Flexible floor coverings	
GF	Kitchen	12.1 X 10.2 ft	Flexible floor coverings	
GF	Bathroom	12.3 X 4.11 ft	Ceramic	
GF	Primary bedroom	12.3 X 12.1 ft	Wood	
GF	Bedroom	10.1 X 9.5 ft	Wood	
BA1	Family room	17.3 X 12.8 ft	Ceramic	Fireplace-Stove. Wood
BA1	Bedroom	12.8 X 10.11 ft	Ceramic	
BA1	Playroom	21.4 X 12.9 ft	Laminate floor	
BA1	Laundry room	9.4 X 4.4 ft	Ceramic	
BA1	Powder room	4.8 X 3.1 ft	Ceramic	
BA1	Storage	13.4 X 9.10 ft	Concrete	

<b>Additional Space</b>		<b>Size</b>
Patio		19.6 X 16.1 ft
Patio		12.1 X 12.1 ft
<b>Features</b>		
<b>Sewage System</b>	Municipality	<b>Rented Equip. (monthly)</b>
<b>Water Supply</b>	Municipality	<b>Renovations</b>
<b>Foundation</b>		<b>Pool</b>
<b>Roofing</b>		<b>Parkg (total)</b>
<b>Siding</b>		Driveway (2)
<b>Windows</b>		<b>Driveway</b>
<b>Window Type</b>		Asphalt
<b>Energy/Heating</b>	Electricity	<b>Garage</b>
<b>Heating System</b>	Forced air	<b>Carport</b>
<b>Basement</b>	6 feet and more, Finished basement	<b>Lot</b>
<b>Bathroom</b>		<b>Topography</b>
<b>Washer/Dryer (installation)</b>	Basement (Basement 1)	<b>Distinctive Features</b>
<b>Fireplace-Stove</b>	Wood fireplace	<b>Water (access)</b>
		<b>View</b>
		<b>Proximity</b>
<b>Kitchen Cabinets</b>		CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Metro, Park
<b>Property/Unit Amenity</b>		
<b>Restrictions/Permissions</b>		
<b>Pets</b>		
<b>Inclusions</b>		
Dishwasher, wine fridge ,electric fireplace, cabana , stained glass in entrance window, internet server		
<b>Exclusions</b>		
<b>Remarks</b>		
Discover the perfect blend of comfort and style in this beautifully updated 2 + 1 bedroom home nestled in a sought-after neighborhood. This property has undergone numerous upgrades and renovations, ensuring a modern and inviting living space.		
<b>Addendum</b>		
The heart of the home features a spacious and well-appointed kitchen , perfect for the home chef. The living areas are bathed in natural light, thanks to large windows that also offer views of the beautiful surroundings . The additional den space is ideal for a home office, guest room, or cozy reading nook, providing flexibility to meet your lifestyle needs.		
Step outside to enjoy the expansive outdoor space, perfect for entertaining or quiet relaxation. Double decks provide lot of space for outdoor gatherings or enjoying a quiet morning coffee .		
Located in a friendly community known for its safety and neighborly atmosphere, this home is just a stone's throw away from local amenities, including shopping centers, parks, and highly-rated schools.		
This home is not just a place to live but a wonderful opportunity for those seeking a harmonious blend of indoor and outdoor living in a prime location. Don't miss out on making this your new dream home.		
<b>Sale with legal warranty of quality</b>		
<b>Seller's Declaration</b>	Yes SD-44479	
<b>Source</b>		
BLVD IMMOBILIER, Real Estate Agency		

This is not an offer or promise to sell that could bind the seller to the buyer , but an invitation to submit such offers or promises.