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Centris No. 15250827 (Active)



\$599,000

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

Region Laval

Neighbourhood

Near

Body of Water

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

Municipal Assessment		Taxes (annual)		Expenses/Energy (annual)	
Year	2024	Municipal	\$2,992 (2024)	Common Exp.	
Lot	\$252,800	School	\$327 (2023)	Electricity	
Building	\$128,500	Infrastructure		Oil	
		Water		Gas	
Total	\$381,300 (157.09%)	Total	\$3,319	Total	

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	

Additional Space	Size
Patio	19.6 X 16.1 ft
Patio	12.1 X 12.1 ft

Features		Rented Equip. (monthly)
Sewage System	Municipality	Renovations
Water Supply	Municipality	Pool
Foundation		Parkg (total)
Roofing		Driveway (2)
Siding		Driveway
Windows		Asphalt
Window Type		Garage
Energy/Heating	Electricity	Carport
Heating System	Forced air	Lot
Basement	6 feet and more, Finished basement	Topography
Bathroom		Distinctive Features
Washer/Dryer (installation)	Basement (Basement 1)	Water (access)
Fireplace-Stove	Wood fireplace	View
Kitchen Cabinets		Proximity
Property/Unit Amenity		CEGEP, Commuter train, Daycare centre, Elementary school, Golf, High school, Highway, Hospital, Metro, Park
Restrictions/Permissions		Building's Distinctive Features
Pets		Energy efficiency
		Mobility impaired accessible

Inclusions
Dishwasher, wine fridge ,electric fireplace, cabana , stained glass in entrance window, internet server

Exclusions

Remarks
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.

Addendum
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.
Renovated Kitchen Floors refinished Updated windows & doors Upgraded interior doors (wood and glass) New 2 tiered deck with built in planters Finished basement

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Sale with legal warranty of quality
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Seller's Declaration	Yes SD-44479
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Source BLVD IMMOBILIER, Real Estate Agency
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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.
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